

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

November 1994

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

97266206

S146724970

S146724970

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 17th day of March, 1997, between BCGS, L.L.C., 2638 South Sherwood Forest Blvd., Suite 220, Baton Rouge, LA 70816, a corporation created and existing under and by virtue of the laws of the State of _____ and duly authorized to transact business in the State of Illinois, party of the first part, and Stanley J. Herman and Judith A. Herman, husband & wife, not as tenants in common and not as joint tenants but AS TENANTS BY THE WHOLE (Name and Address of Grantee)

party of the second part, VENNESSETH, that the party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to _____ heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT 13-AA-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CROSS CREEK CONDOMINIUM BUILDING 13 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 27333877, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN DECLARATION RECORDED AS DOCUMENT NUMBER 25155624, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, so and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 07-35-400-049-1139
Address(es) of real estate: 860 CROSS CREEK DRIVE, UNIT 13-AA-1, ROSELLE, IL 60172

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written

BCGS, L.L.C.
(Name of Corporation)
By [Signature]
President MELBAEIZ
Attest _____
Secretary

DEPT-01 RECORDING \$25.5
T#0014 TRAN 1829 04/17/97 09:47:00
#6702 ÷ CG *-97-266206
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

97266206
2550

SAS - A DIVISION OF INTERCOUNTY

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015770577

97200206 01200000

Property of Cook County Clerk's Office

125103

Cook County
REAL ESTATE TRANSACTION TAX
MAY--96
REVENUE STAMP
04250
680881

002564

STATE OF ILLINOIS
MAY--96
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
08500
966935

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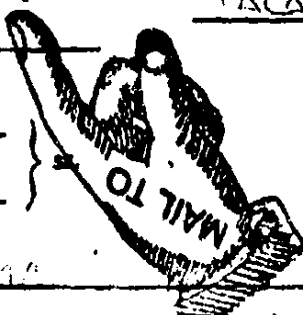
MAIL TO: RAY POLACH
 (Name)
1111 PLAZA DR. #405
 (Address)
SCHAUMBURG, IL 60173
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
STANLEY HERMAN
 (Name)
208 BROOKDALE LN
 (Address)
PALATINE, IL 60067
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF LOUISIANA

COUNTY OF EAST BAYON PARISH



I, William A. Johnson a Notary Public
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Ray F. Polach
 personally known to me to be the Manager President of BCGS, L.L.C.
 a Limited Liability Company corporation, and _____, personally known to me to be the
 _____ Secretary of said corporation; and personally known to me to be the same persons whose
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that
 as such Manager President and _____ Secretary, they signed and
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to
 authority, given by the Board of _____ of said corporation as their free and voluntary
 act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of MARCH 1997.

William A. Johnson
 Notary Public
 Commission expires 11/1/98

900000006

Box _____
 SPECIAL WARRANTY DEED
 Corporation to Individual

 BCGS, L.L.C.

 TO

 ADDRESS OF PROPERTY:
 860 Cross Creek Drive, Unit 13-AA-1

Roselle, IL

MAIL TO:
Raymond F. Polach
135 S. Basalle St.
Chicago, IL 60603
 GEORGE E. COLE
 15941 FORMS

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