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COOK COUNTY
RECORDS
JESSIE WHITE
BRIDGEVIEW OFFICE

SPECIAL WARRANTY DEED
(Joint Tenancy)

THIS INDENTURE, made
this 10th day of
March, 1997,
between Avalon Sienna
L.L.C. a limited
liability company
created and existing
under and by virtue
of the laws of the
State of Illinois and
and duly authorized to
transact business in
the State of Illinois,

97294182

Above Space For Recorder's Use Only

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party of the first part, and IRVING A. RUBIN AND ELAINE A. RUBIN
157 Lucerne Court, Wheeling, IL 60090

(NAME AND ADDRESS OF GRANTEE)

party of the second part, not in tenancy in common, but in joint tenancy, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars and good and 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 the managing member of the party of the first part, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, not in tenancy in common, but in joint tenancy, and to their 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:

as more fully described in Exhibit A attached hereto

Together with all and singular the hereditaments and appurtenances thereunto 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, to 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:


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B.G.S.D.
1/2/97

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Property of Cook County Clerk's Office
OBT #
1174-8184

STATE OF ILLINOIS
APR 97  185.90
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE 966868

Cook County
REAL ESTATE TRANSACTION TAX
APR 97  09280
REVENUE STAMP 983204

97234152

Property of Cook County Clerk's Office

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Real estate taxes not yet payable, Illinois Condominium Property Act, covenants, conditions, restrictions and easements of record and acts of grantee

Permanent Real Estate Index Number(s): _____

Address(es) of real estate: 157 Lucerne Court, Wheeling, Illinois. IN WITNESS WHEREOF, said general partner of 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 Asst Secretary, the day and year first above written.

AVALON SIENNA L.L.C.

By: A.C. Homes Corporation III
Managing member

By: _____

Attest: [Signature]

This instrument was prepared by Deborah T. Haddad
1540 E. Dundee Road, Ste 350
Palatine, Illinois 60067
(NAME AND ADDRESS)

AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

[Signature]
(Name)

Mr. & Mrs. Irving Rubin
(Name)

Mail To: [Address]
(Address)

157 Wilma Ct
(Address)

IL 60067
(City, State and Zip)

Wheeling, IL 60090
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

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STATE OF Illinois }

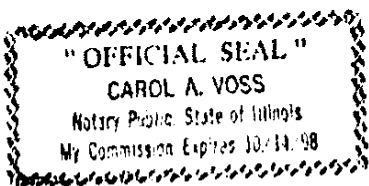
SS

COUNTY OF Cook }

I Carol A. Voss, a notary public in and for said County, in the State aforesaid,
 DO HEREBY CERTIFY that Walter Morelli personally known to me to be the Managing
President of A.C. Homes Corporation III, an Illinois corporation, the managing
 member of Avalon Sienna L.L.C., and Robert T. Hodson, personally known to me
 to be the Assistant 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 President and Assistant 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 Directors of said corporation as managing
 member of Avalon Sienna L.L.C. 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 11th day of

March, 1997



Carol A. Voss
 Notary Public
 Commission expires 10/14/98

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TICOR TITLE INSURANCE COMPANY

Commitment No.: SC341640

SCHEDULE A - CONTINUED

EXHIBIT A - LEGAL DESCRIPTION

UNIT 12-1-713 IN THE SIENNA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PARTS OF AVALON-SIENNA SUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER [REDACTED] TOGETHER WITH ITS UNDIVIDED PERCENTAGE OWNERSHIP IN THE COMMON ELEMENTS.

NOTE: THE LEGAL DESCRIPTION AS NOTED ABOVE AND PART OF SCHEDULE A IS ONLY FOR CONVENIENCE PURPOSES IN THAT THE DECLARATION OF CONDOMINIUM HAS NOT BEEN RECORDED. THE LEGAL DESCRIPTION IS SUBJECT TO CHANGE, IF NECESSARY, PENDING RECORDATION OF THE AFORESAID.

COMMON ADDRESS: 157 LUCERNE COURT, WHEELING, ILLINOIS

PERMANENT INDEX NUMBER: 03-23-202-024
03-23-101-009
03-23-101-008
03-23-200-008

Grantor also hereby grants to the grantee, its successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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