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50341791 771
SPECIAL WARRANTY DEED
(Corporation to
Individual)
(Illinois)

THIS INDENTURE, made
this 4th day of
April, 1997, between
Country Club
Villas at
Rob Roy L.L.C. a limited
liability company
created and existing
under and by virtue of
the laws of the State
of Illinois
and duly authorized to
transact business in
the State of Illinois,

RECEIVED
BRIDGEVIEW OFFICE
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05/20/97	0019 MCH	10:23
	RECORDING	29.00
	MAIL	0.50
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05/20/97	0019 MCH	10:23

Above Space For Recorder's Use Only

party of the first part, and Melencio Nabong
244 Concord Way, Prospect Heights, IL
(NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first
part, for and in consideration of the sum of Ten and 00/100
(\$10.00) 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 managine member of the first part, 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:

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, _____
heirs and assigns forever.

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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, _____ 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:

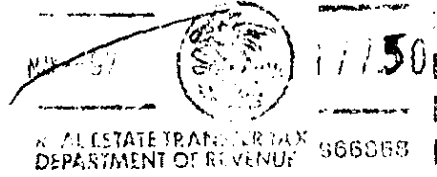
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IBT-
1174-8184

STATE OF ILLINOIS



REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE 966068

Cook County
REAL ESTATE TRANSACTION TAX



REVENUE STAMP 963204

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): 03-26-102-004

Address(es) of real estate: 644 Concord Way,
Prospect Heights, Illinois

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.

Country Club Villas at Rob Roy
L.L.C.

By: Country Club Villas at Rob Roy
L.L.C.
(Name of Corporation)

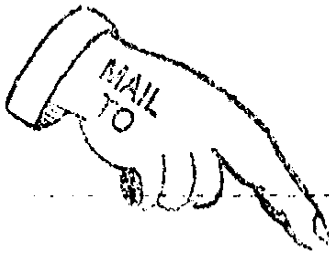
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By: _____

Its: _____ President

Attest: Melencio Mabonj
Asst. Secretary

This instrument was prepared by Deborah T. Haddad, c/o Concord
Development Corporation
1540 East Dundee Road, Suite 350
Palatine, Illinois 60067
(NAME AND ADDRESS)



SEND SUBSEQUENT TAX BILLS TO:

Melencio Mabonj
(Name)

Melencio Mabonj
(Name)

Mail To: 644 Concord Way
(Address)

644 Concord Way
(Address)

Prospect Hts, IL 60070
(City, State and Zip)

PROSPECT HEIGHTS 60070
Palatine, Illinois 60067
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

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TICOR TITLE INSURANCE COMPANY

Commitment No.: SC341791

SCHEDULE A - CONTINUED

EXHIBIT A - LEGAL DESCRIPTION

UNIT 14-1-J-644 IN THE COUNTRY CLUB VILLAS AT ROB ROY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND.

PORTIONS OF LOT 1 IN THE COUNTRY CLUB VILLAS AT ROB ROY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 3, 1996 AS DOCUMENT NUMBER 96-14,870, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMON ADDRESS: 644 CONCORD WAY, PROSPECT HEIGHTS, ILLINOIS

PERMANENT INDEX NUMBER: 03-26-102-004

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SAID MATTER AFFECTS THE LAND AND OTHER PROPERTY

Grantor also hereby grants to the grantee, its successors and assigns, as 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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