

SPECIAL WARRANTY DEED

Joint Tenancy

THIS INDENTURE, made this 1st day of May, 1998,

between Glenview Place

L.L.C. an Illinois

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,

party of the first part,

COOK COUNTY  
RECORDER  
JESSE WHITE  
BRIDGEVIEW OFFICE

Above Space For Recorder's Use Only

and Irene A. Kikas & Miras A. Kikas & Demetrius P. Kikas  
2039 Avalon Court, Northbrook, IL

(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 (\$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 managing member 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to:

51

Property of Cook County Clerk's Office

15T  
1774-818

STATE OF ILLINOIS  
REAL ESTATE TAX COLLECTOR  
DEPARTMENT OF REVENUE  
966369

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
966324

# UNOFFICIAL COPY

98431116

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): 04-30-202-002, 04-30-202-003

Address(es) of real estate: 2039 Avalon Court  
Northbrook, 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.

GLENVIEW PLACE L.L.C.  
By: A.C. Homes Corporation IV,  
Managing Member, an Illinois limited liability company

By: [Signature]  
Its: \_\_\_\_\_ President  
Attest: [Signature]  
Asst. Secretary

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



SEND SUBSEQUENT TAX BILLS TO:

JOWE KILKA (Name)  
2039 AVALON CT (Address)  
Palatine, Illinois 60067 (City, State and Zip)

[Signature] (Name)  
[Address] (Address)  
Palatine, Illinois 60067 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_

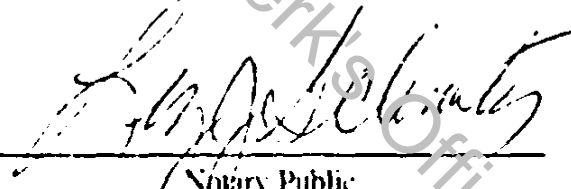
STATE OF Illinois }

COUNTY OF Cook }

I Liz Schmitz, a notary public in and for said County, in the State aforesaid, DO  
 HEREBY CERTIFY that Wayne Moretti, personally known to me to be the President of  
 A C. Homes Corporation IV, an Illinois limited liability company and Marilyn Magalas,  
 personally known to me to be the Assistant Secretary of said company, 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 the managing member of said company, as their free and voluntary act, and as the  
 free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1st day of

May, 1998

  
 \_\_\_\_\_  
 Notary Public

Commission expires

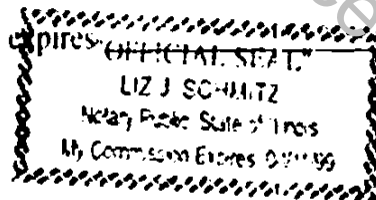


EXHIBIT A

Unit 19-2-A-2039 in Glenview Place Condominium as delineated on a survey of the following described land:

Being a subdivision in the Northwest quarter of Section 29 and the northeast quarter of section 30, Township 42 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded November 12, 1997 as Document Number 97845873, in Cook County, Illinois, which Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded as Document No. \_\_\_\_\_, together with its undivided percentage of ownership in the common elements as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with the amended Declaration, as same are filed of record, in Cook County, Illinois.

The party of the first part also hereby grants to the party of the second part 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 the party of the first part 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.

PERMANENT INDEX NUMBERS: Part of 02-30-202-002, 04-30-202-003