

350647 TD

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  
GLENVIEW OFFICE

Recorder's Use Only

**Ticor Title**

and Gary Fishkin & Inessa Fishkin  
2035 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:

50  
3

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IBT-  
1174-8184

STATE OF ILLINOIS

04--08



194.50

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE 965084

Cook County  
REAL ESTATE TRANSACTION TAX

04--08



09730

REVENUE STAMP 060204

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: 2035 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. Maddad, c/o Concord Development Corporation  
1540 East Dundee Road, Suite 350  
Palatine, Illinois 60067  
(NAME AND ADDRESS)



-----  
BALDWIN & SHAYKIN, CHARTERED  
951 A North Plain Grove Road  
Schaumburg, Illinois 60173  
Mail (847) 995-8040  
To: \_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
G. Fishkin  
(Name)  
429 Powne Dr.  
(Address)  
Palatine, Illinois 60067  
(City, State and Zip)

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

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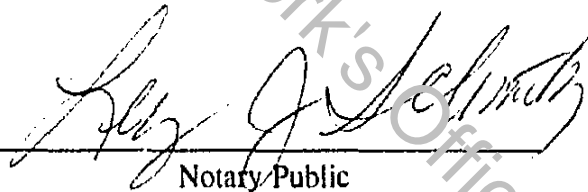
STATE OF Illinois }

SS.

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 Magafas,  
 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 \_\_\_\_\_



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## TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000350647 SC  
STREET ADDRESS: 2035 AVALON CT  
CITY: NORTHBROOK COUNTY: COOK COUNTY  
TAX NUMBER:

### LEGAL DESCRIPTION:

UNIT 19-3-K-2035 IN GLENVIEW PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

CERTAIN LOTS IN GLENVIEW PLACE, BEING A RESUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 29 AND THE NORTHEAST 1/4 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 97845875, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON APRIL 1, 1996 AS DOCUMENT NUMBER 98251385, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD.

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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