

SPECIAL WARRANTY DEED
(Limited Liability
Company to Individual)
(Illinois)

441508

Ticor Title

THIS INDENTURE, made
this 8th day of
June, 1998,
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 duly
authorized to
transact business in
the State of Illinois,

COOK COUNTY
RECORDER
JESSIE WHITE
REVIEW OFFICE

Above Space For Recorder's Use Only

party of the first part, and Robert J. Leahy
100 Muret Court, Wheeling, IL 60090

prop
address

(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 managing member of said company, 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.

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:

bm

Property #
1174-8184
Cook County Clerk's Office

STATE OF ILLINOIS
29300
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

14650

UNOFFICIAL COPY

Real Estate Taxes not yet payable, covenants, conditions, restrictions and easements of record and acts of grantee.

Permanent Real Estate Index Number(s): _____

Address(es) of real estate: 100 Muret Court, Wheeling, 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.

AVALON SIENNA L.L.C., an Illinois limited liability company
By: A.C. Homes Corporation III, an Illinois corporation,
Managing Member

By [Signature]
Its: President

Attest: [Signature]
Its: Secretary

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

SEND SUBSEQUENT TAX BILLS TO:

	<u>[Signature]</u>	<u>Mr Robert J Leahy</u>
	(Name)	(Name)
Mail To:	<u>[Signature]</u>	<u>100 Muret Ct</u>
	(Address)	(Address)
	<u>[Signature]</u>	<u>Wheeling, Illinois 60090</u>
	(City, State and Zip)	(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

STATE OF Illinois }

SS.

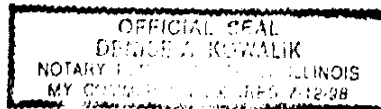
COUNTY OF Cook }

I Denise A. Kowalik, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moratti personally known to me to be the _____ President of A.C. Homes Corporation III, an Illinois corporation, the managing member of Avalon Sienna L.L.C., and Marilyn Magafas, 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 8th day of June, 1998.

Denise A. Kowalik
Notary Public

Commission expires 7-12-98



ORDER NO.: 2000 000441508 CH

SCHEDULE A (CONTINUED)

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LOT 4 IN AVALON SIENNA 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.

PIN # 03-23-103-004

Property of Cook County Clerk's Office