

441505

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

THIS INDENTURE, made
this 2nd 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
JESSE WHITE
BRIDGEVIEW OFFICE

Above Space For Recorder's Use Only

party of the first part, and Steve Byron
1820 Avalon Drive, Wheeling, IL 60090

(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 HIS 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, HIS 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:

58

TICOR TITLE
pkc

Property of Cook County

IBT #
1174-8184

STATE OF ILLINOIS



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

100.00

936054

Cook County
REAL ESTATE TRANSACTION TAX



AJC-93

REVENUE STAMP

140.00

933203

Deputy Clerk's Office

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


Permanent Real Estate Index Number(s): 03-23-105-003-0000

Address(es) of real estate: 1820 Avalon Drive, 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 asst 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: Asst 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:

Michael Hazerty Steve Byron
(Name) (Name)
Mail 6321 N. Avondale 1820 Avalon # 4
To: # 210 (Address) (Address)
Chicago IL 60631 Wheeling, Illinois 60090
(City, State and Zip) (City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF Illinois }

ss.

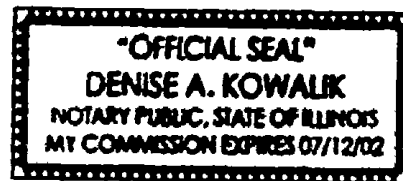
COUNTY OF Cook }

I Denise A Kowalik, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Murzto 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 Magalas, 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 2nd day of June, 1998.

Denise A Kowalik
Notary Public

Commission expires 7-12-02



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96669891

44 1E05

Exhibit A

LOT 68 IN AVALON SIENNA UNIT 4, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1996 AS DOCUMENT 96669891, IN COOK COUNTY, ILLINOIS.

plm#: 03-23-105-003

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