

347873 777

SPECIAL WARRANTY DEED  
Joint Tenancy

THIS INDENTURE, made  
this 1st day of  
December, 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.

COOK COUNTY  
RECORDER  
JESSE WHITE  
BRIDGEVIEW OFFICE

Above Space For Recorder's Use Only

party of the first part, and Ethan Lewis & Betsy S. Morton  
696 Mulberry Drive, Prospect Heights, 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 party 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  
only to:

Floor Time


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03008795


Property of Cook County Clerk's Office

IBT#  
1174-8134

STATE OF ILLINOIS  
JAN--98  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

  
181.00  
000000

Cook County  
REAL ESTATE TRANSACTION TAX  
JAN 98  
REVENUE STAMP

  
09050  
903304

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: 696 Mulberry Drive  
Prospect Heights, Illinois

IN WITNESS WHEREOF, said managing member of the 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., an Illinois Limited  
Liability Company

By: A.C. Homes Corporation III,  
an Illinois Corporation, managing  
member

By [Signature]  
Its: \_\_\_\_\_ President

Attest: [Signature]  
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)



-----  
Louis A. Reiff  
(Name)  
Mail 307 W. Washington St.  
To: Chicago, IL 60606  
(Address) Ill. 60606  
(City, State and Zip)

-----  
SEND SUBSEQUENT TAX BILLS TO:  
Ethan Lewis and Betty Horton  
(Name)  
696 Mulberry Drive  
(Address)  
Prospect Heights, IL 60070  
Palatine, Illinois 60067  
(City, State and Zip)

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

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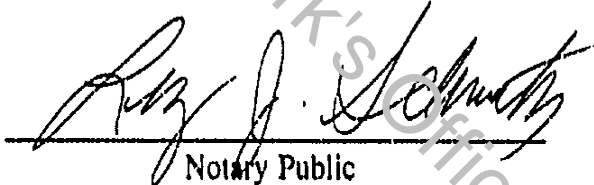
STATE OF Illinois }

SS.

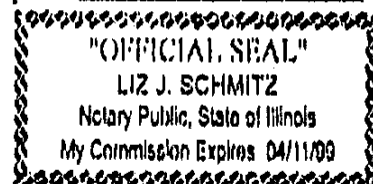
COUNTY OF Cook }

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 III, managing member of Country Club Villas at Rob Roy  
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, 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 1st day of  
December, 1997.

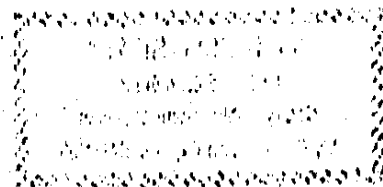
  
Notary Public

Commission expires \_\_\_\_\_



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TICOR TITLE INSURANCE COMPANY

Commitment No.: SC347873

SCHEDULE A - CONTINUED

## EXHIBIT A - LEGAL DESCRIPTION

UNIT 12-G-J-696 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: 696 MULBERRY DRIVE, PROSPECT HEIGHTS, ILLINOIS 60070

PERMANENT INDEX NUMBER: 03-26-102-004

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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