

For Title
M-350282
SPECIAL WARRANTY DEED
Partnership to Trust

THIS INDENTURE, made
this 1st day of
April, 1998,
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 Benjamin H. Olmstead Living Trust,
Benjamin H. Olmstead, Grantor trust agreement made April 23, 1992
604 Concord Way, Prospect Heights, IL

(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 managing member of party of the first part, by these
presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of
the second part, and to its 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, its 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, its 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:

Handwritten initials: J.P. S.P.


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Property of Cook County Clerk's Office


117-08184

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE 068863



247.00

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP 863204



7183

Real Estate Taxes not yet payable, Illinois Condominium Property Act, covenants, conditions, restrictions and easements of record and acts of grantees.

Permanent Real Estate Index Number(s): 03-26-102-004

Address(es) of real estate: 604 Concord Way
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)

SEND SUBSEQUENT TAX BILLS TO:

BENJAMIN OLNSTEAD
(Name)

BENJAMIN OLNSTEAD
(Name)

Mail 2920 N. SCHODENBANK
To: (Address)

604 CONCORD WAY
(Address)

ARLINGTON HTS., IL
(City, State and Zip)

PROSPECT HTS., 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 }

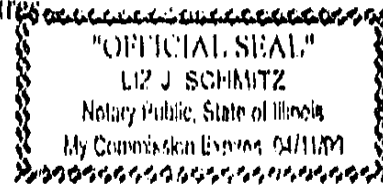
I Liz Schmitz a notary public in and for said County, in the State aforesaid, DO
 HEREBY CERTIFY that Wayne Moretti, personally known to me to be the President of
 A.C. Homes Corporation III, managing member of Country Club Villas at Rob Roy
 L.L.C., and Marilyn Magafas, personally known to me to be 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.

[Handwritten Signature]

 Notary Public

Commission expires



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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000350282 SC
STREET ADDRESS: 604 CONCORD WAY
CITY: PROSPECT HEIGHTS COUNTY: COOK COUNTY
TAX NUMBER: 03-26-102-006-0000

LEGAL DESCRIPTION:

UNIT 1-3-1-604 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 96414870, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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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