

2 of 2
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8917/0027 51 001 Page 1 of 4
1999-08-09 10:35:45
Cook County Recorder, 27.50

SPECIAL WARRANTY DEED

9901178
Prepared by:



99755227

Adrian Tabangay, Esq.
GEORGE D. MAURIDES &
ASSOCIATES, L.L.C.
Three First National Plaza
70 W. Madison Street, Ste. 2100
Chicago, Illinois 60602

THIS INDENTURE, made this 30th day of July, 1999, between CREEK PARTNERS, L.L.C., an Illinois limited liability company, party of the first part, and HERITAGE CAPITAL VENTURES I, L.L.C. an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to its heirs and assigns, FOREVER, the following described real estate situated in the County of Lake and State of Illinois:

Lot 10 in Krohn's Chestnut Avenue Subdivision of Parts of the Northwest 1/4 of Section 26 and the Northeast 1/4 of Section 27, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Address of Property: Lot 10, Johns Drive, Glenview, IL 60025
Permanent Index Number: 04-27-203-008

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, unto the party of the second part, his successors 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 encumbered 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, the party of the first part WILL WARRANT AND DEFEND,

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTIONS LAWS OF THE STATE OF ILLINOIS AND SUBJECT TO THE PERMITTED EXCEPTIONS DESCRIBED ON EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF.

4m

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first written above.

CREEK PARTNERS, L.L.C.

By: [Signature]
WILLIAM E. HAWORTH

Its: Manager

Attest: [Signature]

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that William E. Haworth, personally known to me to be the Manager of Creek Partners, L.L.C., and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of July, 1999.



[Signature]

Mail To: Cynthia Jared, Esq.
Bachroff & Weaver, LTD.
30 S. Wacker Dr. - 29th Fl.
Chicago, IL 60606-7484



Name and Address of Taxpayer:
Heritage Capital Ventures I, L.L.C.
9121 Kedvale Ave.
Skokie, IL 60076


EXHIBIT A

Permitted Exceptions

(a) Covenants, conditions and restrictions of record; (b) utility easements; (c) existing leases and tenancies; (d) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (e) general taxes for the year 1998 and subsequent years; (f) the mortgage dated December 17, 1997 and recorded December 24, 1997 as Document 97967567, made by Cole Taylor Bank, as Trustee under Trust Agreement dated October 31, 1986, and known as Trust Number 43948 to Country Life Insurance Company; (g) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller shall so remove at that time by using the funds to be paid upon the delivery of the deed; and (h) the encroachments listed as Exceptions 26A and 26B (see attached) of the Premier Title Company Commitment No. 9901178 and endorsed over by Premier Title Company.

STATE OF ILLINOIS

STATE TAX



AUG.-6.99


COOK COUNTY

0000002528

REAL ESTATE TRANSFER TAX
01455.00
FP326669

COOK COUNTY

COUNTY TAX



REAL ESTATE TRANSACTION TAX

AUG.-6.99

REVENUE STAMP

0000005013

REAL ESTATE TRANSFER TAX
00727.50
FP326670

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS } SS.
COUNTY OF COOK }

Elizabeth Jones, being duly sworn on oath, states that

she resides at 715 W. Algonquin Rd., Arlington Heights, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Elizabeth Jones

SUBSCRIBED and SWORN to before me

this 5th day of August, 19 99.

Theresa Solis

Notary Public

