

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

99881497

7770/0046 03 001 Page 1 of 2  
1999-09-17 09:58:48  
Cook County Recorder 23.50

99010354

THIS INDENTURE, made this 14th day of September, 1999 between **Highland Woods, 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, party of the first part, and **Millenia Partners, L.L.C.**, a limited liability company organized and existing under the laws of the State of Illinois, whose office is located at: c/o Admiral Plumbing, 270 Larkin Drive, Unit A, Wheeling, 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, and pursuant to authority given by the Managers of said limited liability company, 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 land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

Parcel 1: Lot 3 in Highland Woods Subdivision in the North Half of the Northeast Quarter of Section 20, Township 42 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded as Document No. 99673939, in Cook County, Illinois.

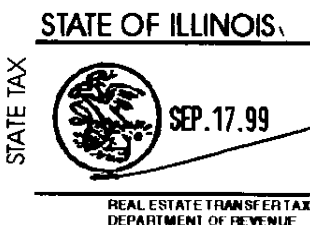
Parcel 2: Non-Exclusive Storm Area Detention Easement as created by plat of Highland Woods Subdivision recorded July 14, 1999 as Document No. 99673939, in Cook County, Illinois.

Subject to: Real Estate Taxes not yet due and payable; applicable zoning and building laws or ordinances; utility, drainage, storm water detention and other easements; building setback lines; acts done or suffered by party of the second part, or anyone claiming by, through, or under party of the second part; and covenants, conditions, restrictions and easements of record.

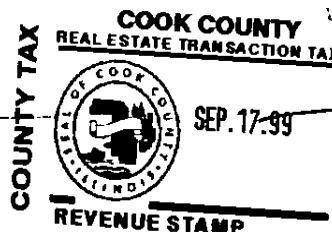
Address of Property: Lot 3 in Highland Woods Subdivision (vacant), Northbrook, Illinois 60062  
PINs: Part of 04-20-200-039 and 04-20-200-040

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise 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 in 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 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, it WILL WARRANT AND FOREVER DEFEND.



# 0000003620  
REAL ESTATE TRANSFER TAX  
00315.00  
FP 326660



# 0000008557  
REAL ESTATE TRANSFER TAX  
00157.50  
FP 326670

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 a Manager, the day and year first written above.

Highland Woods, L.L.C., an Illinois limited liability company

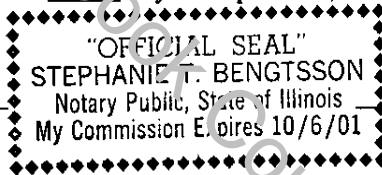
By: [Signature]  
John McLinden, a Manager

State of Illinois )  
                          ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that **John McLinden**, personally known to me to be a Manager of **Highland Woods, L.L.C.**, an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, 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 14 day of September, 1999.

Commission expires \_\_\_\_\_ 19\_\_



[Signature]  
NOTARY PUBLIC

This instrument was prepared by: Mary B. Koberstein, Esq.  
Centrum Properties, Inc.  
225 West Hubbard, 4<sup>th</sup> Floor  
Chicago, IL 60610

SEND SUBSEQUENT TAX BILLS TO: Millenia Partners, L.L.C.  
c/o Admiral Plumbing  
270 Larkin Drive, Unit A  
Wheeling, Illinois

AFTER RECORDING,  
MAIL TO: Jeffrey E. Rochman, Esq.  
55 W. Madison, Suite 3950  
Chicago, Illinois 60603

PROPOSED COUNTY CLERK'S OFFICE