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UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
(Joint Tenancy)

99886332

7797/0140 27 001 Page 1 of 6  
1999-09-20 12:16:05  
Cook County Recorder 31.00



99886332

THIS INDENTURE, made  
this 1st day of  
July, 1999,  
between Concord at  
Bridlewood 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,

Above Space For Recorder's Use Only

party of the first part, and Thomas G. Dorans & Debbie Dorans,  
2076 Cheshire Drive, Hoffman Estates, IL 60192,  
(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 said company, 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 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:



CHICAGO TITLE INSURANCE CO.

Kana County Office  
Geneva, Illinois 60134  
Phone 630-2750

BOX 333-CTI

# UNOFFICIAL COPY

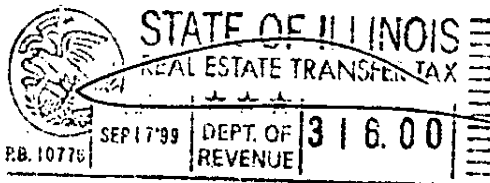
General real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; easements, building line and use and occupancy restrictions, covenants and conditions, annexation or development agreements affecting the Property and Plats of Subdivision of record; roads and highways, if any; applicable zoning and building laws and ordinances; the Purchaser's mortgage, if any; acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser; drainage ditches, tiles and laterals if any.

Permanent Real Estate Index Number(s): 06-04-209-001

Address(es) of real estate: 2076 Cheshire Drive, Hoffman Estates, Illinois 60192

IN WITNESS WHEREOF, said general partner of 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 \_\_\_\_\_ Secretary, the day and year first above written.

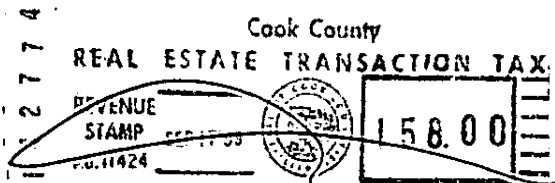
COOK  
CO NO. 018  
116365



CONCORD AT BRIDLEWOOD L.L.C.  
an Illinois limited  
liability company  
By: Concord Development Corporation  
of Illinois, a Delaware corporation,  
Managing member

By [Signature]  
Its: President

Attest: [Signature]  
Its: 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:

Thomas L Dorans  
(Name)

Debbie Dorans  
(Name)

Mail 2076 Cheshire DR  
To: (Address)

2076 Cheshire Dr  
(Address)

Hoffman Estates, IL 60192  
(City, State and Zip)

Hoffman Estates, Illinois 60192  
(City, State and Zip)

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

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STATE OF Illinois }

ss.

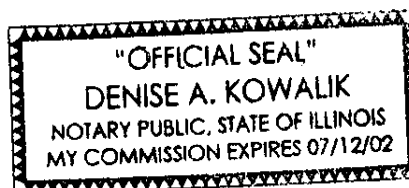
COUNTY OF Cook }

I Denise Kowalik, 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 Concord Development Corporation of Illinois, a Delaware corporation, the  
managing member of Concord at Bridlewood 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, pursuant to authority given by the Board of Directors of  
said corporation as managing member of Concord at Bridlewood, 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 1<sup>st</sup> day of  
July, 1999.

Denise A Kowalik  
Notary Public

Commission expires 7-12-02 99886332



**UNOFFICIAL COPY**

**THIS PROPERTY IS LOCATED IN**

**UNINCORPORATED  
HOFFMAN ESTATES**

**IT IS EXEMPT FROM  
HOFFMAN ESTATES  
TRANSFER TAX**

**SEE ATTACHED LETTER**

**99886332**

Mayor  
MICHAEL J. O'MALLEY

Village Clerk  
VIRGINIA MARY HAYTER

Village Manager  
JAMES H. NORRIS

Board of Trustees  
WILLIAM D. McLEOD  
SUSAN H. KENLEY  
GAIL GIACALONE  
EDWIN L. FRANK  
KAREN MILLS  
LLOYD H. BOESTER

## EMERGENCY NUMBERS

January 12, 1999

### **To Bridlewood Farm Residents And All Other Interested Parties**

As a neighbor to your new subdivision, the Village of Hoffman Estates would like to take this opportunity to welcome you to the area and inform you about the relationship between the Village and your subdivision. Your subdivision is not located within the Village corporate boundaries, and because of this, several issues require additional explanations.

**Water and sanitary sewer** main lines are the **only** services provided by the Village of Hoffman Estates to this subdivision, which means that you will receive monthly water and sanitary sewer bills from the Village of Hoffman Estates. Each resident is responsible for the individual service line to their home. Any questions regarding water and sanitary sewer *services* may be referred to the Village's Public Works Department at 847/490-6800, and any questions regarding water and sanitary sewer *billing* may be referred to the Village's Finance Department at 847/882-9100.

**Storm sewers**, which accommodate surface water runoff such as rain and melting snow, and the **stormwater detention areas** (where the storm sewers drain) are installed for this subdivision. **Maintenance of these items is not the responsibility of the Village of Hoffman Estates.**

The ability to dial 9-1-1 for a police, fire, or medical emergency is available in your area. **Fire protection and ambulance services** are provided by the Bartlett and Countryside Fire Protection District (Bartlett Fire Department). The non-emergency number for the Bartlett District Fire Department is 630/837-3701, and the emergency number for the Bartlett District Fire Department is now 9-1-1.

**Police protection** is provided by the Cook County Sheriff. The non-emergency number for the Cook County Sheriff is 847/635-1188, and the emergency number for the Cook County Sheriff is 9-1-1.

**99886332**

**Street maintenance, including snow plowing and repaving**, is not the responsibility of the Village of Hoffman Estates. Those services are provided by the developer until the streets are accepted by Hanover Township.