

UNOFFICIAL COPY



99915021

99915021

7997/0191 04 001 Page 1 of 6
1999-09-28 11:11:50
Cook County Recorder 31.00

SPECIAL WARRANTY DEED
(Joint Tenancy)

99065771 483430

THIS INDENTURE, made
this 9th day of
August, 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 Rory A. Tihinen & Lauren M. Tihinen,
2025 Bridlewood Drive, Hoffman Estates, IL 60192,

(NAME AND ADDRESS OF GRANTEE) NOT

party of the second part, not in tenancy in common, ~~xxx~~ 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:

** but as tenancy by the entirety.

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:

BOX 333-CTI

CTIC

6m

UNOFFICIAL COPY

99915021

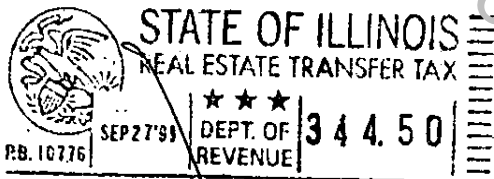
General real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; easements, building line and use and occupancy restrictions, covenants and conditions, annexation or development 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): 06-04-204-008-0000

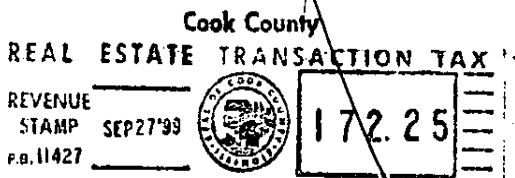
Address(es) of real estate: 2025 Bridlewood Drive, Hoffman Estates, Illinois 60192

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 COUNTY
P.C. NO. 016
116729
323550
323550
323550



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



By: _____
Its: President
Attest: Manlynn Maypas
Its: Asst. 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:

PATRICIA KELLY
(Name)

RORY A. TIHINEN & LAUREN M. TIHINEN
(Name)

Mail To: 1625 COLONIAL PKWY
(Address)
INVERNESS, IL 60067
(City, State and Zip)

2025 BRIDLEWOOD DR
(Address)
Hoffman Estates, Illinois 60192
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

UNOFFICIAL COPY

99915021

STATE OF Illinois }

ss.

COUNTY OF Cook }

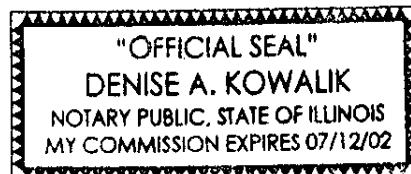
I Denise Kowalik, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moretti personally known to me to be the President of Concord Development Corporation of Illinois, a Delaware corporation, the managing member of Concord at Bridlewood L.L.C., and Marilyn Magafas, 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 9th day of August, 1999.

Denise A Kowalik

Notary Public

Commission expires 7-12-02



UNOFFICIAL COPY

99915021



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 007834301 SK
STREET ADDRESS: 2025 BRIDLEWOOD DRIVE
CITY: HOFFMAN ESTATES **COUNTY:** COOK
TAX NUMBER:

LEGAL DESCRIPTION:

LOT 104 IN BRIDLEWOOD FARM UNIT TWO, BEING A SUBDIVISION OF PART OF THE SOUTH
1/2 OF SECTION 4, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

99915021

THIS PROPERTY IS LOCATED IN

**UNINCORPORATED
HOFFMAN ESTATES**

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

SEE ATTACHED LETTER

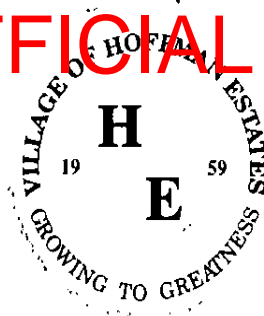
Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

99915021

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.

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.