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445229

99039801

SPECIAL WARRANTY DEED
(Joint Tenancy)

9786/0118 86 002 Page 1 of 5
1999-01-13 13:56:01
Cook County Recorder 29.50



COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

Above Space For Recorder's Use Only

TICOR TITLE

THIS INDENTURE, made
this 5th day of
October, 1998,
between Avalon Sienna
L.L.C. a limited
liability company
created and existing
under and by virtue
of the laws of the
State of Illinois and
and duly authorized to
transact business in
the State of Illinois,

party of the first part, and James S. Lowry & Janet M. Sullivan,
20 Cherbourg Court, Wheeling, IL. 60090,

(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 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 the first part, 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 it WILL WARRANT
AND DEFEND the said premises, against all persons lawfully
claiming, or to claim the same, by, through or under it, subject
to:

TICOR TITLE

5P

Property of Cook County Clerk's Office

157#
1174-8184

JAN -- 90
205.50
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE 965916

Cook County
REAL ESTATE TRANSACTION TAX
JAN -- 90
102.80
REVENUE STAMP 966906

201107

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Real estate taxes not yet payable, Illinois Condominium Property Act, covenants, conditions, restrictions and easements of record and acts of grantee

Permanent Real Estate Index Number(s): _____

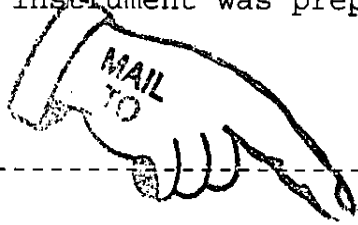
Address(es) of real estate: 20 Cherbourg Court, Wheeling, Illinois. IN WITNESS WHEREOF, said managing member of the party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

AVALON SIENNA 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]
Its: Asst. Secretary

This instrument was prepared by Deborah T. Haddad
1540 E. Dundee Road, Ste 350
Palatine, Illinois 60067
(NAME AND ADDRESS)



AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

James S Lowry
(Name)

Same
(Name)

Mail To: 20 Cherbourg Ct
(Address)

(Address)

Wheeling IL 60090
(City, State and Zip)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

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STATE OF Illinois }
COUNTY OF Cook }

ss.

I Tamara R. Albright, 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, an Illinois corporation, the managing member of Avalon Sienna 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 Avalon Sienna L.L.C. 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 8th day of October, 1998



Tamara R. Albright
Notary Public
Commission expires 4-30-00

ORDER NO.: 2000 000445229 CH

SCHEDULE A (CONTINUED)

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

UNIT 51-1-713 IN THE SIENNA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: PARTS OF AVALON-SIENNA SUBDIVISIONS, BEING SUBDIVISIONS OF PARTS OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 25, 1997 AS DOCUMENT NUMBER 97205521, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS

03-23-102-001

03-23-102-003

03-23-103-008

Property of Cook County Clerk's Office