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Undrew Hendry

5200 S Ellis #600

Chicago, The lates

4366/0185 05 001 Page 1 of 6 2000-06-29 12:44:08 Cook County Recorder 31.00

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ABOVE SPACE FOR RECORDER=S USE ONLY

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### SPECIAL WARRANTY DEED

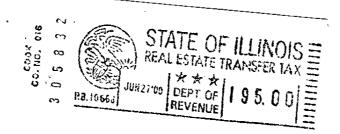
(Individual)

This indenture, made this ist day of June, 2000, between Renaissance Place Hyde Park 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 ransact business in the State of Illinois, party of the first part, and Andrew L. Hendrix, 5200 South Ellis, UNIT #602, Chicago, IL 60615, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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 Managing Member, by these presents dree REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to \_\_\_\_\_\_\_ 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 thereused 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:







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00486102

- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
  - (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
- (d) The Declaration for Renaissance Place, including matters relating to Renaissance Place Condominium (the A Condominium Declaration®); including all Exhibits thereto, as amended from time to time;
  - (e) The Illinois Condominium Property Act;
  - (f) Plats of Subdivision for Renaissance Place Hyde Park
  - (g) The Community Declaration for Renaissance Place at Hyde Park, including all Exhibits thereto, as amended from time to time;
  - (h) Applicable zoning and building laws and ordinances;
  - (i) Unrecorded public utility easer leats, if any;
  - (j) Grantee's mortgage, if any;
  - (k) Plats of dedication and covenants thereof; and
  - (1) Acts done or suffered by as judgments against Grange, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 20 11 368 0 20 0 20

Address(es) of real estate: <u>5200 South Ellis</u>, <u>Unit # 602</u>, <u>Chicago</u>, Illinois, <u>IN</u> WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Member the day and year first above written.

RENAISSANCE PLACE HYDE PARK L.L.C., an Illinois limited liability company

By: A.C. Homes Corporation VI, an Illinois corporation, Managing Member

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00486102

THIS INSTRUMENT PREPARED BY:

Brian Meltzer
MELTZER, PURTILL & STELLE
1515 East Woodfield Ro. a
Suite 250
Schaumburg, Illinois 60173-5/31
(847) 330-2400

SEND SUBSEQUENT TAX BILLS TO:

(NAME)
(ADDRESS)

(CITY, STATE AND ZIP)

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STATE OF ILLINOIS ) ) SS COUNTY OF COOK )

I, the undersigned, 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 VI, Managing Member of Renaissance Place Hyde Park L.L.C., 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 President signed and delivered the said instrument on behalf of Renaissance Place Hyde Park L.L.C., pursuant to Juhority, given by the members of Renaissance Place Hyde Park L.L.C., as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of June, 2000. Commission expires:

Notary Públic

555555555555<del>555555555555</del> 'OFFICIAL SEAL"

artissic Control of the Control of t My Commission Expires 05/05/03 STREET ADDRESS: 5200 UITH OFFICIAL COPY 00486102 CITY: CHICAGO

TAX NUMBER:

COUNTY: COOK

#### LEGAL DESCRIPTION:

PARCEL 1: UNIT 602 IN THE RENAISSANCE PLACE AT HYDE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN RENAISSANCE PLACE HYDE PARK SUBDIVISION BEING A SUBDIVISION IN EGANDALE, A SUBDIVSION OF THE EAST 118 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00099447, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO USE PARKING SPACE 64C, WHICH PARKING SPACE IS DELINEATED ON THE SURVEY ATT CHED AS EXHIBIT "C" TO THE COMMUNITY DECLARATION FOR RENAISSANCE PLACE AT HYDE PARK RECORDED AS DOUCMENT NUMBER 00098916, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR COMMON USE AND ENJOYMENT AND INGRESS AND EGRESS AS SET FORTH IN THE COMMUNITY DECLARATION FOR RENAISSANCE PLACE AT HYDE TARK RECORDED AS DOCUMENT NUMBER 00098916, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME AND IN THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR RENAISSANCE PLACE AT HYDE PARK CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00099447, AS The County Clarks Office AMENDED AND SUPPLEMENTED FROM TIME TO TIME.