

Forward recorded document to:

J. A. TINNERELLO  
1335 W. AUBREY ST  
CHGO. IL 60614



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ABOVE SPACE FOR RECORDER'S USE ONLY

**SPECIAL WARRANTY DEED**  
(Joint Tenancy)

This indenture, made this 20th day of November, 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 transact business in the State of Illinois, party of the first part, and Joseph Tinnerello and Abigail Tinnerello, 5204 S. Berkeley, LOT#3, Chicago, IL 60615, 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 (\$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 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:

Sgt  
Per

As more fully described in Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereto 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-CT1**

(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, which do not interfere with the use of the Purchased Unit for residential purposes and which are not violated by the improvements

(d) The Declaration for Renaissance Place, including matters relating to Renaissance Place Townhome (the "Townhome Declaration"); including all Exhibits thereto, as amended from time to time;

(e) Plats of subdivision for Renaissance Place Hyde Park

(f) The Community Declaration for Renaissance Place at Hyde Park, including all Exhibits thereto, as amended from time to time;

(g) Applicable zoning and building laws and ordinances;

(h) Unrecorded public utility easements, if any;

(i) Grantee's mortgage, if any;

(j) Plats of dedication and covenants thereof; and

(k) Acts done or suffered by as judgments against Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 20-11-509-028

Address(es) of real estate: 5204 S. Berkeley, LOT #3, Chicago, Illinois, IN 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

By: [Signature] Its: President

CITY TAX CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	DEC. 28 00	# 0000000303	REAL ESTATE TRANSFER TAX
			0221625

COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP	DEC. 28 00	# 0000000673	REAL ESTATE TRANSFER TAX
			0014775

STATE TAX STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	DEC. 28 00	# 0000000674	REAL ESTATE TRANSFER TAX
			0029550



THIS INSTRUMENT PREPARED  
BY:

Brian Meltzer  
MELTZER, PURTILL & STELLE  
1515 East Woodfield Road  
Suite 250  
Schaumburg, Illinois 60173-5431  
(847) 330-2400

SEND SUBSEQUENT TAX BILLS TO:

ABIGAIL TINNERELLO  
(NAME)

1335 WEST ALTOBEL  
(ADDRESS)

CHICAGO IL 60614  
(CITY, STATE AND ZIP)

30034\005\0004.366

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STREET ADDRESS: 5204 S BERKELEY AVENUE  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: UNIT 3

LEGAL DESCRIPTION:

PARCEL 1: LOT 3 IN RENAISSANCE PLACE HYDE PARK SUBDIVISION BEING A SUBDIVISION IN EGANDALE, A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: 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 PARK RECORDED AS DOCUMENT NUMBER 00098916, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME, AND AS SET FORTH IN THE DECLARATION FOR RENAISSANCE PLACE AT HYDE PARK TOWNHOMES RECORDED AS DOCUMENT NUMBER 00321220.

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