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2001-07-16 10:16:42
Cook County Recorder 29.00

Forward recorded document

to:
Law Offices of:

Stephen M. Waters & Assoc.
180 N. Wacker Dr., Suite 201
Chicago, Illinois 60606



ABOVE SPACE FOR RECORDER'S USE ONLY

30034\005\0004.366

SPECIAL WARRANTY DEED
(Joint Tenancy)

This indenture, made this 1st day of July, 2001, 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 Farahnaz Javaheri and Shahrokh Javaheri, 1000 E. 53rd St. Unit #607S, 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:

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

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CTD 93450

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(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 "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 easements, if any;

(j) Grantee's mortgage, if any;

(k) Plats of dedication and covenants thereof; and

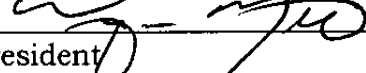
(l) Acts done or suffered by as judgments against Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s):20-11-321-016-0000

Address(es) of real estate: 1000 East 53rd St., Unit #607S, 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: 
Its: President

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THIS INSTRUMENT PREPARED
BY:

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

10628306


SEND SUBSEQUENT TAX BILLS TO:


FARAHNAZ JAVAHERI
(NAME)


6461 PEPPERELL LANE
(ADDRESS)

CINCINNATI, OHIO 45236
(CITY, STATE AND ZIP)

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STATE TAX	STATE OF ILLINOIS  JUL. 12. 01 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 00000811488	REAL ESTATE TRANSFER TAX 0014450 FP 102808
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COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX  JUL. 12. 01 REVENUE STAMP	# 0000011502	REAL ESTATE TRANSFER TAX 0007225 FP 102802
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CITY TAX	CITY OF CHICAGO  JUL. 12. 01 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000005669	REAL ESTATE TRANSFER TAX 0108375 FP 102805
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EXHIBIT A

PARCEL 1:

UNIT 607S 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 SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST ¼ 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 163, WHICH PARKING SPACE IS DELINEATED ON THE SURVEY ATTACHED TO THE COMMUNITY DECLARATION FOR RENAISSANCE PLACE AT HYDE PARK RECORDED AS DOCUMENT 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 PARK RECORDED AS DOCUMENT NUMBER 00098916, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME, AND IN DECLARATION OF CONDOMINIUM OWNERSHIP FOR RENAISSANCE PLACE AT HYDE PARK CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00099447, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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