

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 8 day of February, 2002 between SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C., an Illinois limited liability company, ("Grantor") and Arden S. Weitzman and Howard J. Powers II, husband and wife (the "Grantee"),

0020322671

2616/0049 40 001 Page 1 of 5  
2002-03-21 12:12:26  
Cook County Recorder 29.50



*Noted this on correct the legal description* (rec. recorded) to

(The Above Space for Recorders Use Only)

WITNESSETH, that Grantor, for an in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, not as Tenants in common, not as Tenants by the entirety, BUT AS JOINT TENANTS, and to their successors and assigns, FOREVER, all the following described real estate, situated in the County and State of Illinois known and described as follows, to wit:

See attached Schedule 1.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors 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 encumbered or charged, except, as herein recited; and it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (i) general real estate taxes not due and payable as of the date hereof; (ii) assessments or installments not due and payable as of the date hereof; (iii) applicable zoning, planned unit development and building laws, restrictions and ordinances; (iv) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (v) streets, alleys and highways; (vi) party wall agreements, if any; (vii) covenants, conditions, restrictions, permits and agreements of record,

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Property of Cook County Clerk's Office



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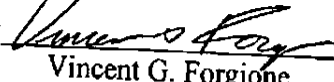
including the Declaration of Easements, Covenants and Restrictions for The University Village Homeowners' Association, dated as of January 23, 2002, and recorded as Document No. 20094785 (the "Homeowners' Declaration"); (viii) public, private and utility easements; (ix) leases and licenses, if any, affecting the Common Areas (as defined in the Homeowners' Declaration); (x) Grantee's mortgage, if any; (xi) rights of the public, the City of Chicago and the State of Illinois in and to that part of said premises taken and used for roads and highways, if any; and (xii) liens and other matters of title or survey over which Grantee's title insurer is willing to insure without cost to Grantee.

**IN WITNESS WHEREOF**, Grantor has caused its name to be signed to these presents by the Senior Vice President of Grantor as of the day and year first above written.

**SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C.**,  
an Illinois limited liability company

By: NF3 L.L.C., an Illinois limited liability company, a member

By: New Frontier Developments, Co., an Illinois corporation, its sole Manager

By:   
Vincent G. Forgione

Its: Vice President

This instrument was prepared by:

Jeffrey M. Galkin, Esq.  
Neal, Gerber & Eisenberg  
Two North LaSalle Street, Suite 2200  
Chicago, Illinois 60602

Send Subsequent Tax Bills to:

Arden S. Weitzman & Howard J. Powers II  
~~819 W. 14<sup>th</sup> Place~~ P.O. Box 87655  
Chicago, Illinois 60608



When recorded mail to:

Howard J. Powers II  
P.O. Box 87655  
Chicago, IL 60680

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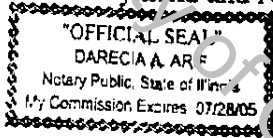
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STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF COOK   )

I, Darecia A AMF, a Notary Public in and for County and State aforesaid, do hereby certify that Vincent G. Forgione, the Executive Vice President of New Frontier Developments Co., an Illinois corporation, the sole manager of NF3 L.L.C., an Illinois limited liability company, a Member of SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C., an Illinois liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Executive Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act on behalf of said entities, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this \_\_\_\_\_ day of February, 2002.



*Darecia A. AMF*  
Notary Public

My Commission Expires: 01/28/05

STATE OF ILLINOIS  
STATE TAX  
FEB. 11.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000003804	REAL ESTATE TRANSFER TAX
	00497.00
	FP326703

CITY OF CHICAGO  
CITY TAX  
FEB. 11.02  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000003485	REAL ESTATE TRANSFER TAX
	03727.50
	FP326675

COOK COUNTY  
COUNTY TAX  
FEB. 11.02  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 000001665	REAL ESTATE TRANSFER TAX
	00248.50
	FP326657

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20322671

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Illegal  
Legal

## Schedule 1

### LEGAL DESCRIPTION OF PROPERTY

20322671

#### Parcel 1:

20322671

The East 44.23 feet (as measured at rights angles) except the East 22.30 feet of the property described as follows:

That part of Block 21, in Barron's Subdivision, being a subdivision of the Northeast quarter of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded June 10, 1861 as Document Number 45427, described as follows:

Beginning at the intersection of the East line of Newberry Avenue and the South line of West 14<sup>th</sup> Place (formerly Wright Street); thence North 88 degrees 24 minutes 57 seconds East along said South line 211.36 feet; to a point on a line lying 3.50 feet West of a parallel with the west line of Halsted Street (said right-of-way being 66 feet width); thence south 01 degrees 40 minutes 53 seconds East, along said described line 116.42 feet; thence South 88 degrees 17 minutes 26 seconds West, along a line perpendicular to the East line of Newberry Avenue, 52.95 feet; thence North 01 degrees 42 minutes 34 seconds West, along a line parallel with the East line of Newberry Avenue 63.98 feet; thence North 46 degrees 42 minutes 34 seconds West 3.58 feet; thence South 88 degrees 17 minutes 26 seconds West, along a line perpendicular to the East line of Newberry Avenue, 155.82 feet to a point on said East line; thence North 01 degrees 42 minutes 34 seconds West, along said East line, 50.36 feet to the point of beginning, all in Cook County, Illinois.

#### Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 as described in Declaration of Easements, Covenants, Conditions, and Restrictions and Reciprocal Easements recorded on January 23, 2002 as Document Number 20094785 for the University Village Homeowners Association.

COMMON ADDRESS: 819 W. 14<sup>th</sup> Place, Chicago, Illinois 60607

PERMANENT REAL ESTATE TAX INDEX NO(S): 17-20-231-001

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Property of Cook County Clerk's Office

I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY

OF DOCUMENT #

0620169293

MAR 19 02

RECORDER OF DEEDS, COOK COUNTY

# UNOFFICIAL COPY

Exhibit A

20322671

Parcel: 1

The West 44.23 feet (as measured at right angles) except the West 22.30 feet of the property described as follows:

That part of Block 21, in Barron's Subdivision in Brands Addition to Chicago in the Northeast quarter of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded June 10, 1861 as document number 45427, described as follows:

Beginning at the intersection of the East line of Newberry Avenue and the South line of West 14th Place (formerly Wright Street); thence North 85 degrees 24 minutes 57 seconds East along said South line 211.36 feet, to a point on a line lying 3.50 feet West of and parallel with the West line of Halsted Street (said right-of-way being 66 feet in width); thence South 01 degrees 40 minutes 53 seconds East, along last described line 116.42 feet; thence South 88 degrees 17 minutes 26 seconds West, along a line perpendicular to the East line of Newberry Avenue, 52.95 feet; thence North 01 degrees 42 minutes 34 seconds West, along a line parallel with the East line of Newberry Avenue 63.98 feet; thence North 46 degrees 42 minutes 34 seconds West 3.58 feet; thence South 88 degrees 17 minutes 26 seconds West, along a line perpendicular to the East line of Newberry Avenue, 155.82 feet to a point on said East line; thence North 01 degrees 42 minutes 34 seconds West, along said East line, 50.36 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 as described in Declaration of Easements, Covenants, Conditions, and Restrictions recorded January 23, 2002 as document number 0020094785 for the University Village Homeowners Association.

Common Address: 819 W. 14<sup>th</sup> Place, Chicago, IL, 60607

Tax Index number: 17-20-231-001