

SPECIAL WARRANTY DEED



0021318247

THIS INDENTURE, made this  
15 day of November,  
2002 between SOUTH CAMPUS  
DEVELOPMENT TEAM, L.L.C., an  
Illinois limited liability company,  
("Grantor") and ~~David and Lillian  
Degand (Husband and wife) (the  
Grantee)~~, DAVID E. DEGAND AND  
LILLIAN DEGAND, HUSBAND AND  
WIFE (GRANTEE)

(The Above Space for Recorders Use Only)

*J  
Est*

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 Joint Tenants, nor as Tenants in Common, BUT AS TENANTS BY THE ENTIRETY, 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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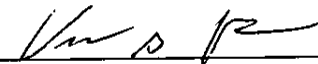
including the Declaration of Easements, Covenants and Restrictions for The University Village Homeowners' Association, dated as of January 16, 2002, and recorded January 23, 2002, as Document No. 0020094785 (the "Homeowners' Declaration") (which covenants, conditions, restrictions, permits and agreements, Grantor hereby reserves subject to the terms of such 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 Executive 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. Executive Vice President

This instrument was prepared by  
~~and after recording return to:~~

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

Send Subsequent Tax Bills to:

Mail to  
David and Lillian Degand  
839 W. Village Ct.  
Chicago, Illinois 60608



# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                                  )     SS.  
COUNTY OF COOK    )

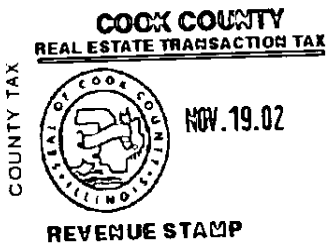
I, Theresa Huston-McClure, a Notary Public in and for County and State aforesaid, do hereby certify that Vincent G. Forgione, the Executive Vice President of New Frontier Developments Co., an Illinois corporation, the sole manager of NF3 L.L.C., an Illinois limited liability company, a Member of SOUTH 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 15 day of November, 2002.

21318247

Theresa Huston-McClure  
Notary Public

My Commission Expires: \_\_\_\_\_



# 0000002834	REAL ESTATE TRANSFER TAX
	00228.75
	FP326657

CITY TAX  
CITY OF CHICAGO  
NOV. 19.02  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000000625	REAL ESTATE TRANSFER TAX
	03431.25
	FP326675

STATE TAX  
STATE OF ILLINOIS  
NOV. 19.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000004971	REAL ESTATE TRANSFER TAX
	00457.50
	FP326703

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## SCHEDULE 1

### LEGAL DESCRIPTION OF PROPERTY

#### PARCEL 1

THE WEST 17.88 FEET (AS MEASURED AT RIGHT ANGLES) OF THE EAST 103.43 FEET (AS MEASURED AT RIGHT ANGLES) OF THE PROPERTY DESCRIBED AS FOLLOWS: THAT PART OF BLOCK 22, OF 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 RECORD JUNE 10, 1861 AS DOCUMENT NUMBER 45427, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF NEWBERRY AVENUE (NOW VACATED) AND THE SOUTH LINE OF WEST 14<sup>TH</sup> PLACE (FORMERLY WRIGHT STREET); THENCE SOUTH 01 DEGREES 42 MINUTES 34 SECONDS EAST ALONG SAID WEST LINE 140.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 42 MINUTES 34 SECONDS EAST, ALONG SAID WEST LINE, 60.51 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 26 SECONDS WEST ALONG A LINE PERPENDICULAR TO LAST DESCRIBED COURSE 136.83 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 34 SECONDS WEST 60.51 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 26 SECONDS EAST 136.83 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: 839 W. Village Ct., Chicago, Illinois 60608

PERMANENT REAL ESTATE TAX INDEX NO(S):

17-20-230-011; 17-20-230-012; 17-20-230-013; 17-20-230-014