

UNOFFICIAL COPY 00244102

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2000-04-07 10:50:13  
Cook County Recorder 29.00



Forward recorded document to:

Alexander du Buclet  
5405 S. Ingleside  
CHICAGO, IL 60615

ABOVE SPACE FOR RECORDER'S USE ONLY

30034\005\0004.366

**SPECIAL WARRANTY DEED**  
(Joint Tenancy)

5u & A

This indenture, made this 1<sup>st</sup> day of March, 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 Alexander Dubuclet and Kimberly Dubuclet, 5405 South Ingleside (Unit 15) Chicago, IL 60615, (NAME AND ADDRESS OF GRANTEE) 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


7843 960 42  
L  
W

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W

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0034  
CO. NO. 016  
22969

 **STATE OF ILLINOIS**  
REAL ESTATE TRANSFER TAX

MAJ-5'00 DEPT. OF REVENUE **434.50**


RB.10776

329946

**Cook County**  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP APR-5'00 DEPT. OF REVENUE **217.25**

RB.11427




★  
★  
★  
★  
069310

**CITY OF CHICAGO**  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE APR-5'00 DEPT. OF REVENUE **999.00**

RB.11187




★  
★  
★  
★  
089312

**CITY OF CHICAGO**  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE APR-5'00 DEPT. OF REVENUE **999.00**

RB.11187




★  
★  
★  
★  
069311

**CITY OF CHICAGO**  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE APR-5'00 DEPT. OF REVENUE **999.00**

RB.11187




★  
★  
★  
★  
069313

**CITY OF CHICAGO**  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE APR-5'00 DEPT. OF REVENUE **261.75**

RB.11187



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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 Plats of Subdivision of record;

(d) The Declaration for the Renaissance Place at Hyde Park Single Family Homes, including matters relating there to (the "Declaration"); including all Exhibits thereto as amended from time to time;

(e) Applicable zoning and building laws and ordinances;

(f) Roads and highways, if any;

(g) Unrecorded public utility easements, if any;

(h) Grantee's mortgage, if any;

(i) Plats of dedication and covenants thereof; and

(j) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): \_\_\_\_\_

Address(es) of real estate: 5405 South Ingleside, Chicago (Unit #15) 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: \_\_\_\_\_

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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

SEND SUBSEQUENT TAX BILLS TO:

Alexander duBaclet  
(NAME)

5405 S. Ingelside  
(ADDRESS)

CHICAGO, IL 60615  
(CITY, STATE AND ZIP)

30034\005\0004.366

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

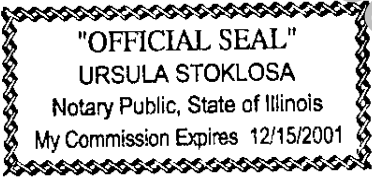
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moretti personally known to me to be the President of A.C. Homes Corporation VI, Managing Member of Renaissance Place Hyde Park L.L.C., and personally known to me to be the same person whose 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 authority, 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 March, 2000.

Ursula Stoklosa

Notary Public

Commission expires: 12-15-01



00244102

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STREET ADDRESS: 5405 S WENLEESIDE

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER:

## LEGAL DESCRIPTION:

PARCEL 1: UNIT 15: THE SOUTH 18.0 FEET OF LOT 2 (EXCEPT THE EAST 2.0 FEET THEREOF) AND THE NORTH 13.00 FEET OF LOT 3 (EXCEPT THE EAST 2.0 FEET THEREOF) IN BLOCK 13 IN EGANDALE, BEING 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.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER, UNDER AND UPON THE LAND DESCRIBED IN AND CREATED BY DECLARATION FOR RENAISSANCE PLACE AT HYDE PARK SINGLE FAMILY HOMES RECORDED AS DOCUMENT NUMBER 99917957.

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