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2003-01-14 09:49:47

Cook County Recorder

30.00

Stephanie J. Kim, Esq. Katz Randall Weinberg & Richmond 333 West Wacker Drive Suite 1800 Chicago, Illinois 60606 KRWR File No. 06677.06502

This instrument was prepared



This space reserved for Recorder.

SPECIAL WARRANTY DEED

THIS INDENTULE, made this 14th day of November, 2002 between LANDMARK TOWNHOMES LLC, an Illinois limited liability company, of Chicago, Illinois, ("Grantor"), and State of Chicago, Illinois ("Grantee"), as LONG TENANTS WITH RICHES WHO SHOULD BE AND THE LONG TO THE LAND THE LAND TO THE LAND THE LA

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does remise, release, alien and convey to the Grance, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as tenants in common FOREVER, all the following described Real Property, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Permanent Real Estate Index Numbers:

10-36-319-017-0000;

10-36-319-018-0000.

Address of Real Property:

6536 N. California Avenue, Unit 3

Chicago, Illinois

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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 set forth in the Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements, for the benefit of said property set forth in said Declaration, 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.

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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.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, 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 encumbered 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: the matters set forth in Exhibit "B" attached hereto and made a part hereof.

IN VITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of the date first written above.

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Q _A	LANDMARK TOWNHOMES LLC, an Illinois limited
	liability company
Op	By:
	Harold S. Dembo, attorney-in-fact for Yisroel
	Gluck, Manager
STATE OF ILLINOIS)	
) SS.	
COUNTY OF COOK)	
- 1 100 8 /	
	lotary Public in and for said County, in the State aforesaid,
	o, as Attorney for Yisroel Gluck, Manager of LANDMARK
	y company, who is 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	
	instrument as his free and voluntary act for the uses and
purposes therein set forth.	4,
GIVEN under my hand and notarial seal this 14th day of November, 2002.	
"OFFICIAL SEAL" Lisa M. McGinnis Notary Public, State of Illinois My Commission Exp. 12/03/2005	Notary Public My Commission Expires: 12/3/05

MAIL TO: Richard Schimmel 2900 W. Peterson Chicago, IL 60659 SEND SUBSEQUENT TAX BILLS TO: Subman and Raman Chander 6536 N. California Avenue, Unit B

Chicago, Illinois 60645

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EXHIBIT "A"

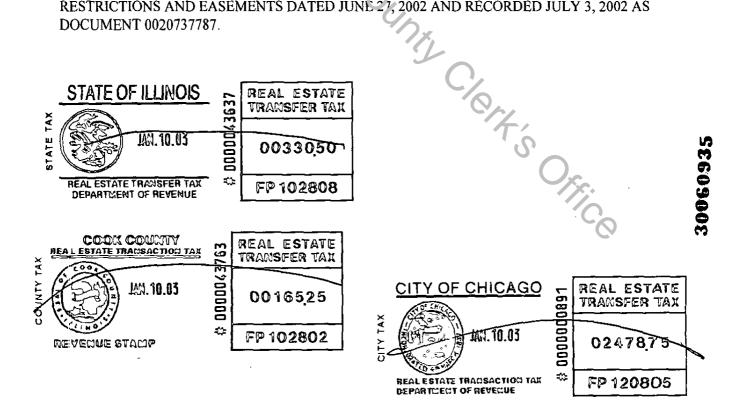
LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOTS 4, 5 AND 6 IN BLOCK 1 IN DEVON AVENUE ADDITION TO ROGERS PARK, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH, ALONG THE WEST LINE OF SAID TRACT, HAVING A BEARING OF DUE NORTH FOR THE PURPOSE OF THIS DESCRIPTION, 23.83 FEET TO THE CENTERLINE AND ITS EXTENSION OF A PARTYWALL AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH, ALONG SAID WEST LINE, 20.30 FEET TO THE CENTERLINE AND ITS EXTENSION OF A PARTYWALL; THENCE NORTH 89 DEGREES, 33 MINUTES, 00 LECONDS EAST, ALONG SAID CENTERLINE AND ITS EXTENSION, 55.28 FEET; THENCE SOUTH 90 DEGREES, 04 MINUTES, 45 SECONDS WEST, 20.33 FEET TO THE CENTERLINE AND ITS EXTENSION OF A PARTYWALL; THENCE SOUTH 89 DEGREES, 35 MINUTES, 00 SECONDS WEST, 55.25 FEET TO THE POINT OF BEGINNING, IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED JUNE 27, 2002 AND RECORDED JULY 3, 2002 AS DOCUMENT 0020737787.



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EXHIBIT "B"

PERMITTED EXCEPTIONS

- 1. General real estate taxes not yet due and payable on the date of closing;
- 2. Applicable zoning and building laws and building line restrictions and ordinances;
- 3. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- 4. Stree s and highways, if any;
- 5. Covenar ts. conditions, restrictions, easements, permits and agreements of record, including the Declaration:
- 6. (A) Terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating said easement.
 - (B) Right of the adjoining owner or owners to the concurrent use of said easement.
- 7. Covenants, easements and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, far. Hal status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), relating to the establishment of the Landmark Townhomes Hongeowners Association contain in the document recorded July 3, 2002 as Document No. 20737787 varieth does not contain a reversionary or forfeiture clause.
- 8. Covenants (but omitting any such covenant or restriction by sed on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), contained in the Document recorded June 18, 2001 as Document No. 0010532942 which does not contain a reversionary or forfeiture clause.
- 9. Party walls and party wall rights as disclosed by the legal description.