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Cook County Recorder 30.00

This instrument was prepared by:

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KRWR File No. 06677.06502



This space reserved for Recorder.

8034705 CTI e Aber lot 4

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14th day of November, 2002 between **LANDMARK TOWNHOMES LLC**, an Illinois limited liability company, of Chicago, Illinois, ("Grantor"), and ~~6340 N. Rockwell, Chicago, Illinois and~~ **RAMAN CHANDER**, whose address is 6340 N. Rockwell, Chicago, Illinois ("Grantee"), as ~~JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as tenants in common~~

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 Grantee, 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.

BOX 333-CTI

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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 SECONDS EAST, ALONG SAID CENTERLINE AND ITS EXTENSION, 55.28 FEET; THENCE SOUTH 00 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.

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	JAN. 10. 03	0000063637	REAL ESTATE TRANSFER TAX
			00330.50
			FP 102808

COUNTY TAX  REVENUE STAMP	JAN. 10. 03	0000063763	REAL ESTATE TRANSFER TAX
			00165.25
			FP 102802

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	JAN. 10. 03	0000000891	REAL ESTATE TRANSFER TAX
			02478.75
			FP 120805

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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. Streets and highways, if any;
5. Covenants, 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, 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), relating to the establishment of the Landmark Townhomes Homeowners Association contain in the document recorded July 3, 2002 as Document No. 20737787 which does not contain a reversionary or forfeiture clause.
8. Covenants (but omitting any such covenant or restriction based 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.