

UNOFFICIAL COPY

0030038668

4405/0275 55 001 Page 1 of 3

2003-01-09 10:41:37

Cook County Recorder

28.00

SPECIAL
WARRANTY
DEED



0030038668

[Handwritten signature]

8044388 WA-WL cr

Property of Cook County Clerk

3CP

The above space reserved for Recorder's use only.

THIS INDENTURE, made September 26, 2002 between **DUBIN RESIDENTIAL COMMUNITIES CORPORATION**, an Illinois corporation, duly authorized to transact business in the State of Illinois, party of the first part, and Srđan Petrovic, and individual, 2625 N. Clark #7808, Chicago, IL, 60614, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on 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, his/her/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, his/her/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 those exceptions listed on Exhibit A attached hereto.

BOX 333-CTI

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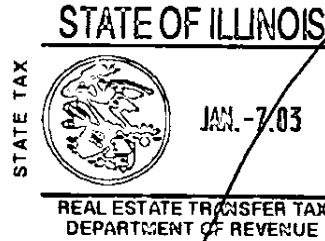
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IN WITNESS WHEREOF, said party of the first part has caused the seal of its authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

DUBIN RESIDENTIAL COMMUNITIES CORPORATION,
an Illinois corporation,

By: _____
Name: David J. Dubin
Title: President



REAL ESTATE TRANSFER TAX
0023800
FP 102808

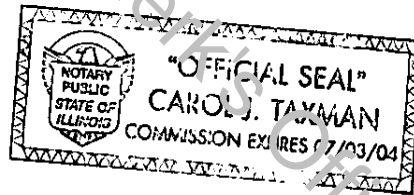
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Carol J. Taxman, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the President of **DUBIN RESIDENTIAL COMMUNITIES CORPORATION, an Illinois corporation** 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 Authorized Signatory, he signed and delivered the said instrument pursuant to authority, given by the Managers of **DUBIN RESIDENTIAL COMMUNITIES CORPORATION, an Illinois corporation** as his free and voluntary act, and the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, September 26 2002

Carol J. Taxman

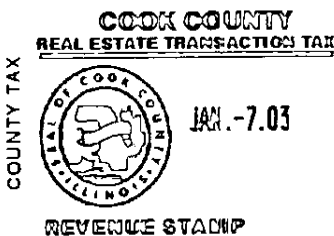
Notary Public, State of Illinois
My Commission Expires: _____



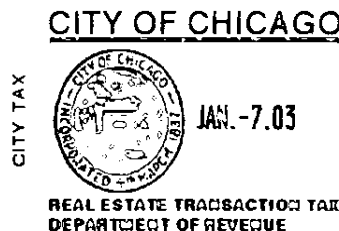
This instrument was prepared by: Carol J. Taxman, Ltd., 8833 Gross Point Rd., Suite 205, Skokie, IL 60077

MAIL TO: EDWARD O'CONNELL, 14 N. PEORIA #2E, CHICAGO

SEND SUBSEQUENT TAX BILLS TO: Srdan Petrovic, 2011 Chase Unit 3, Chicago, IL 60645



REAL ESTATE TRANSFER TAX
0011900
FP 102802



REAL ESTATE TRANSFER TAX
0178500
FP 120805

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EXHIBIT A

PARCEL 1: (2011 WEST CHASE UNIT 3)

THAT PART OF LOTS 1, 2, 3 AND 4, TAKEN AS A TRACT, IN BLOCK 12 IN CONGDON'S RIDGE ADDITION TO RODGER PARK IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY CORNER OF SAID TRACT; THENCE SOUTH 30 DEGREES 13 MINUTES 48 SECONDS EAST ALONG THE SOUTHWESTERLY LINE THEREOF 53.41 FEET; THENCE NORTH 57 DEGREES 14 MINUTES 41 SECONDS EAST 49.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 57 DEGREES 14 MINUTES 41 SECONDS EAST 17.09 FEET; THENCE NORTH 32 DEGREES 04 MINUTES 25 SECONDS WEST 39.93 FEET TO A NORTHWESTERLY LINE OF SAID TRACT; THENCE SOUTH 71 DEGREES 06 MINUTES 28 SECONDS WEST ALONG SAID NORTHWESTERLY LINE 17.55 FEET; THENCE SOUTH 32 DEGREES 04 MINUTES 25 SECONDS EAST 44.14 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 20618621.

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other townhouse documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines, restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, aforesaid, and the party of the first part 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.

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.

Common Address: 2011 Chase Unit 3
Chicago, Illinois 60645

Permanent Index Numbers: 11-30-323-028-0000
11-30-323-027-0000

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