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2003-02-27 11:57:05

Cook County Recorder 34.50

Forward recorded document to:

Carmen Taglia
933 W Van Buren #318
Chicago IL 60607



0030277059



490899
18/2

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED
(Joint Tenancy)

This indenture, made this 1st day of December, 2002, between West Van Buren 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 Carmen A. Taglia and Kimberley Kirkover, 933 W. Van Buren, Unit #318, Chicago, IL 60607, 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 there unto 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 hereditaments and 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:

WICOR TITLE INSURANCE


Property of Cook County Clerk's Office

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STATE TAX

STATE OF ILLINOIS



FEB. 21. 03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000806726

REAL ESTATE TRANSFER TAX
0021000
FP102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB. 21. 03


REVENUE STAMP

0000006667

REAL ESTATE TRANSFER TAX
0010525
FP326707

CITY TAX

CITY OF CHICAGO



FEB. 21. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000007161

REAL ESTATE TRANSFER TAX
0157875
FP 102803

30277059

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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 party wall rights which do not interfere with the use of the purchased unit for residential purposes;

(d) Terms, provisions and conditions of the Declaration for 933 Van Buren, including all amendments and exhibits thereto, (the "Condominium Declaration")

(e) The Illinois Condominium Property Act;

(f) Applicable zoning and building laws and ordinances;

(g) Roads and highways, if any;

(h) Unrecorded public utility easements, if any;

(i) Grantee's mortgage, if any;

(j) Plats of dedication and covenants thereof; and

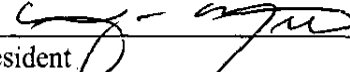
(k) Acts done or suffered by as judgments against Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s):

Address(es) of real estate: 933 W. Van Buren, Unit #318, Chicago, 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.

WEST VAN BUREN L.L.C., an Illinois limited liability company

By: A.C. Homes Corporation X, an Illinois corporation, Managing Member

By: 
Its: President

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