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0030237234

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2003-02-20 10:53:56

Cook County Recorder 30.00

807516J/2212307(PM)  
SPECIAL WARRANTY DEED  
(Limited Liability  
Company to Individual)  
(Illinois)



0030237234

THIS INDENTURE, made  
this 1st day of  
November, 2002, between  
Parkside Estates  
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

Above Space For Recorder's Use Only

party of the first part, and Irena Komova, <sup>Married to Sergey Komov</sup>  
~~3050 W. Columbia Ave, Chicago, IL 60645, 732 Lyster St., Highwood, IL~~  
60040  
(NAME AND ADDRESS OF GRANTEE)

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 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 Board of  
Directors of the managing member of said company, by these  
presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the party of  
the second part, and to her 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, her  
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, her 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

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General real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; easements, building line and use and occupancy restrictions, covenants and conditions, annexation or development agreements affecting the Property and Plats of Subdivision of record; roads and highways, if any; applicable zoning and building laws and ordinances; the Purchaser's mortgage, if any; acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser; drainage ditches, tiles and laterals if any; covenants, conditions and restrictions in Declaration for Parkside Estates; special services area ordinances.

Permanent Real Estate Index Number(s): 10-36-300-012-0000  
10-36-300-002-0000

Address(es) of real estate: 3050 W. Columbia Ave, Chicago, Illinois. IN WITNESS WHEREOF, said member of the party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

PARKSIDE ESTATES L.L.C., an Illinois limited liability company by: Concord Homes, Inc., a Delaware Corporation, Member

By [Signature]  
Its: \_\_\_\_\_ President

Attest: [Signature]  
Its: \_\_\_\_\_ Secretary

This instrument was prepared by Deborah T. Haddad  
1540 East Dundee Road, Suite 350  
Palatine, Illinois 60074  
(NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

JEFF Goldberg, ESQ  
(Name)

IRENA Komova  
(Name)

Mail 1811 Ridgeway Rd.  
To: (Address)

3050 W. Columbia Ave  
(Address)

Highland Park, IL 60035  
(City, State and Zip)

Chicago, IL 60645  
(City, State and Zip)


OR RECORDER'S OFFICE BOX NO \_\_\_\_\_

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STATE OF Illinois }  
COUNTY OF Cook }

SS.

STATE TAX	STATE OF ILLINOIS	# 0000043376	REAL ESTATE TRANSFER TAX
	JAN. -7.03		0047200
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 102808

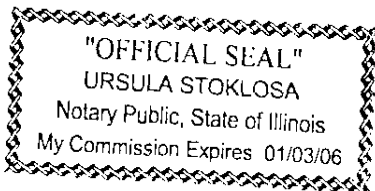
I, Ursula Stoklosa, a notary public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that Wayne Moretti personally known to me to be the \_\_\_ President of  
Concord Homes, Inc., a Delaware corporation, the member of Parkside Estates L.L.C., and  
Marilyn Magafas, personally known to me to be the Assistant Secretary of said corporation,  
and personally known to me to be the same persons whose names are subscribed to the  
foregoing instrument, appeared before me this day in person and severally acknowledged that  
as such President and Assistant Secretary they signed and delivered the said instrument and  
caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given  
by the Board of Directors of said corporation as managing member of Parkside Estates  
L.L.C. as their free and voluntary act, and as 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 this 1st day of November, 2002.


*Ursula Stoklosa*

Notary Public

Commission expires \_\_\_\_\_



COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000043502	REAL ESTATE TRANSFER TAX
	JAN. -7.03		0023600
REVENUE STAMP			FP 102802

CITY TAX	CITY OF CHICAGO REAL ESTATE TRANSACTION TAX	# 0000000773	REAL ESTATE TRANSFER TAX
	JAN. -7.03		0354000
DEPARTMENT OF REVENUE			FP 120805

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STREET ADDRESS: 3050 W COLUMBIA AVENUE  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 10-36-300-012-0000

## LEGAL DESCRIPTION:

### PARCEL 1:

LOT 8 IN THE PLAT OF SUBDIVISION OF PARKSIDE ESTATES A PLANNED UNIT DEVELOPMENT, A RESUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED OCTOBER 15, 2001 AS DOCUMENT 0010957556.

### PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION RECORDED OCTOBER 31, 2001 AS DOCUMENT 0011018942 AND AS CREATED BY DEED FROM ~ RECORDED ~ AS DOCUMENT ~ OVER OUTLOT A IN THE PLAT OF SUBDIVISION OF PARKSIDE ESTATES A PLANNED UNIT DEVELOPMENT, A RESUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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