

498811
Forward recorded document to:
Rick J ERICKSON
716 Lee St
Des Plaines, IL
60016

WICOR TITLE INSURANCE



0030322037

ABOVE SPACE FOR RECORDER-S USE ONLY

SPECIAL WARRANTY DEED
(Individual)

6
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This indenture, made this 1st day of January, 2003, 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 Lane Hudson, 933 W. Van Buren, UNIT #403 Chicago, IL 60607, 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 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, and to _____ 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, 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:

UNOFFICIAL COPY

30322037

COOK COUNTY
REAL ESTATE TRANSACTION TAX



HAR. - 6.03

REVENUE STAMP

0000006803

REAL ESTATE
TRANSFER TAX

0012425

FP326707

STATE OF ILLINOIS



HAR. - 6.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0080016959

REAL ESTATE
TRANSFER TAX

0024850

FP 102809

CITY OF CHICAGO

CITY TAX



HAR. - 6.03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007253

REAL ESTATE
TRANSFER TAX

0186375

FP 102803

Property of Cook County Clerk's Office

UNOFFICIAL COPY

30322037

(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 #403, 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: Concord Homes, Inc., a Delaware corporation, Managing Member

By: 
Its: President

THIS INSTRUMENT PREPARED
BY:

Brian Meltzer
MELTZER, PURTILL & STELLE
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173-5431
(847) 330-2400

Property of Cook County Clerk's Office 60016

SEND SUBSEQUENT TAX BILLS TO:

Lane D. Hudson

(NAME)

1077 Jeannette

(ADDRESS)

Des Plaines, IL

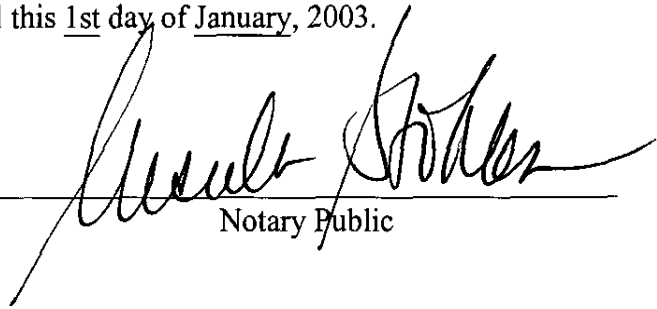
(CITY, STATE AND ZIP)

30034\005\0004.366

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, 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., Managing Member of West Van Buren L.L.C., 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 President signed and delivered the said instrument on behalf of West Van Buren L.L.C., pursuant to authority, given by the members of West Van Buren L.L.C., as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of January, 2003.



Notary Public

Commission expires: _____

