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0311211060

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 04/22/2003 10:02 AM Pg: 1 of 3

SPECIAL
WARRANTY
DEED

Property of Cook County

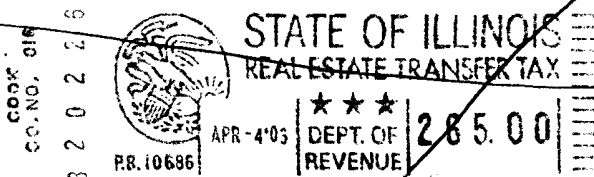
The above space reserved for Recorder's use only.

3

THIS INDENTURE, made, March 7, 2003 between **DUBIN RESIDENTIAL COMMUNITIES CORPORATION**, an Illinois corporation, duly authorized to transact business in the State of Illinois, party of the first part, and Girum Hailemariam, and individual, 7363 W. Winchester #2E, Chicago, IL, 60626, 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 dem and 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

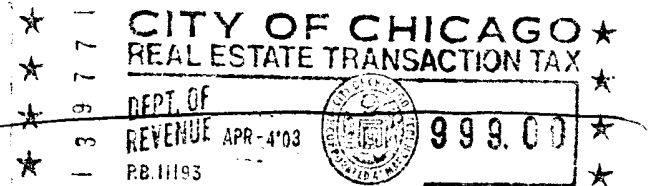
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IN WITNESS WHEREOF, said party of the first part has caused the seal of its authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

**DUBIN RESIDENTIAL COMMUNITIES CORPORATION,
an Illinois corporation,**

By: [Signature]
Name: David J. Dubin
Title: President



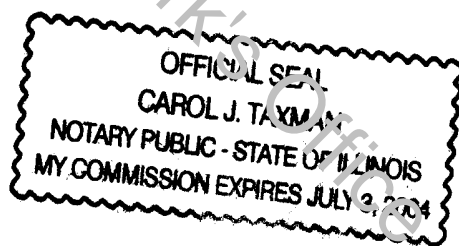
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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, March 7 2003

[Signature]

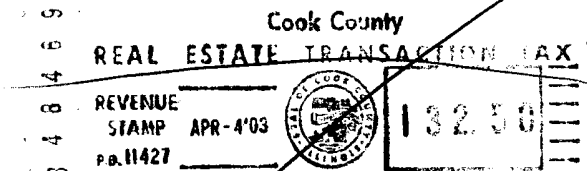
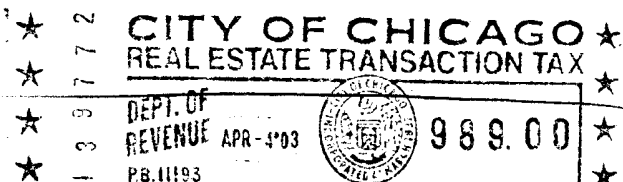
Notary Public, State of Illinois
My Commission Expires: _____



This instrument was prepared by: Carol J. Taxman, Ltd., 9636 Lawler, Suite 1B, Skokie, IL 60077

MAIL TO: Guthrie & Brady 105 S Roselle Rd. Schaumburg, IL 60193

SEND SUBSEQUENT TAX BILLS TO: Gium Hailemariam, 2005 W. Chase Unit 1, Chicago, IL 60645



UNOFFICIAL COPY**EXHIBIT A****PARCEL 1 : (2005 WEST CHASE UNIT 1)**

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: BEGINNING THE A PART ON THE NORTH LINE OF SAID TRACT 51.58 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 32 MINUTES 19 SECONDS EAST ALONG SAID NORTH LINE 44.45 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 52 SECONDS WEST 22.46 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 19 SECONDS WEST 44.45 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 52 SECONDS EAST 22.46 FEET TO THE POINT OF BEGINNING, ALL 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 20628621.

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 township 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: 2005 W. Chase Unit 1
Chicago, Illinois 60645

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