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UNOFFICIAL COPY

O312819038

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 05/08/2003 11:19 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

The above space reserved for Recorder's use only.

THIS INDENTURE, made, August 29, 2002 between DUBIN RESIDENTIAL COMMUNITIES CORPORATION. In Illinois corporation, duly authorized to transact business in the State of Illinois, party of the first part, and Reinhard Martin Haubner, and individual,5825 Collins Ave. 8E, Miami Beach FI, 33140, 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 appurtency ces 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 deriand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described gremises, 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 here 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.

IN WITNESS WHEREOF, said party of the first part has caused the seal of its

**BOX 333-CTI** 

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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
O .
STATE OF ILLINGIS
) SS
COUNTY OF COOK )
I, Carol J. Tuxman, 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 no 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 to a silicity 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 tree and voluntary act and deed of said
corporation, for the uses and purposes therein set forth.
Given under my hand and official seal, August 29 2002
,
1
"CEFICIAL SEAL"
PUBLIC CAROLI. TAXMAN
Notary Public, State of Illinois
My Commission Expires:
This instrument was prepared by: Carol I Tayman Ltd. 9022 Co. D. C. D. C.
This instrument was prepared by: Carol J. Taxman, Ltd., 8833 Gross Point Rd., Suite 205, Skokie, Ic 60077
MAIL TO:
SEND SUBSEQUENT TAX BILLS TO: Reinhard Martin Haubner, 2009 W. Chase Unit 1, Chicago,
IL 60645
STATE OF ILLINOIS TO REAL ESTATE THANSACTION TAX TO REAL ESTATE
× (% - %)
MAY8.03 B 0012050
MY8.03

REVENUE STAMP

FP 102802

STATE TAX

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

FP 102808

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## EXHIBIT A

PARCEL 1:

THE NORTH 22.45 FEET OF THE WEST 46.54 LEET OF THE FOLLOWING DESCRIBED TRACT OF

LOTS 1, 2, 3 AND 4 IN BLOCK 12 IN CONGDON'S RIDGE ADDITION TO ROGERS PARK, A SUBDIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, 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 ~ 20 (2) (2).

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 one rownhouse 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 Jusurance 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 right, 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 reservation; contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Common Address:

2009 W. Chase Unit 1 Chicago, Illinois 60645

Permanent Index Numbers:

11-30-323-028-0000

11-30-323-027-0000

