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SPECIAL WARRANTY DEED (Joint Tenancy)



0316435145

Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/13/2003 10:54 AM Pg: 1 of 4

THIS INDENTURE, made
this 1st day of
May, 2003,
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
transact business in
the State of Illinois,

Above Space For Recorder's Use Only

party of the first part, and Igor Davydov and Mikhail
Zarkhin, 3043 W. Northshore Avenue, Chicago, IL 60645,
(NAME AND ADDRESS OF GRANTEE)

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 (\$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 the party of the first part, by these presents does DEMISE, 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 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 encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to:

4

BOX 333-CT1

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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): _____

Address(es) of real estate: 3043 W. Northshore 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, Managing Member

By: _____
Its: _____ President

Attest: _____
Its: _____ Secretary


CITY OF CHICAGO	
	JUN. 9.03
CITY TAX	# 0000001759
REAL ESTATE TRANSFER TAX	
0368300	
FP 102805	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	


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:

Mail To: Mikhail Zarkhin
(Name)
1417 Wesley Court
(Address)
Mundelein, IL 60090
(City, State and Zip)

Mikhail Zarkhin
(Name)
1417 Wesley Court
(Address)
Mundelein, IL 60090
(City, State and Zip)

STATE OF ILLINOIS	
	JUN. 9.03
STATE TAX	# 0000050397
REAL ESTATE TRANSFER TAX	
0049100	
FP 102808	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
	JUN. 9.03
COUNTY TAX	# 0000050554
REAL ESTATE TRANSFER TAX	
0024550	
FP 102802	
REVENUE STAMP	

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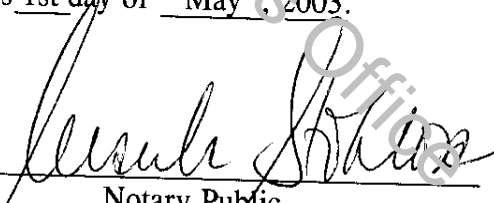
STATE OF Illinois }

ss.

COUNTY OF Cook }

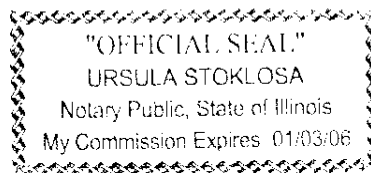
I, Ursula Stoklosa, a notary public in and for said County, in the State aforesaid, DO
 HEREBY CERTIFY that Wayne Moretti personally known to me to be the President of
Concord Homes, Inc., a Delaware corporation, the managing member of Parkside Estates
 L.L.C., and Marrion Magafas, personally known to 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 May, 2003.



 Notary Public

Commission expires _____



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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008124633 SK
 STREET ADDRESS: 3043 W. NORTSHORE AVENUE
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER: 10-36-328-034-0000

LEGAL DESCRIPTION:

PARCEL 1:

LOT 34 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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