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0317235051

Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/23/2003 08:27 AM Pg: 1 of 4

SPECIAL WARRANTY DEED
(Limited Liability
Company to Individual)
(Illinois)

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 Salvina Elkind,
3041 W. Northshore Ave. Chicago, IL 60645,

(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 service area ordinances.

Permanent Real Estate Index Number(s): _____

Address(es) of real estate: 3041 W. Northshore Avenue, Chicago, Illinois

IN WITNESS WHEREOF, said managing member of said 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: Malcolm Mays
Its: Asst. Secretary

CITY OF CHICAGO

REAL ESTATE TRANSFER TAX

03645.00

FP 102805

0000002048

JUN. 18. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



CITY TAX

This instrument was prepared by Deborah T. Haddad
1540 East Dundee Road, Suite 350
Palatine, Illinois 60067
(NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

SALVINA ELKIND
(Name)

SALVINA ELKIND
(Name)

Mail 1524 Sumner
To: (Address)

3041 W. North Shore Ave.
(Address)

LONG GROVE, IL 60047
(City, State and Zip)

CHICAGO, IL 60645
(City, State and Zip)

COOK COUNTY
REAL ESTATE TRANSACTION TAX

REAL ESTATE TRANSFER TAX

00243.00

FP 102802

0000051745

JUN. 18. 03

REVENUE STAMP

COUNTY TAX



STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

00486.00

FP 102808

0000050986

JUN. 18. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



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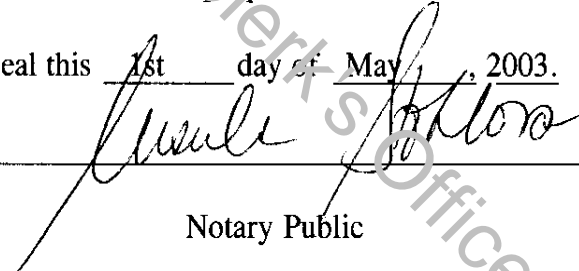
STATE OF Illinois }

SS.

COUNTY OF Cook }

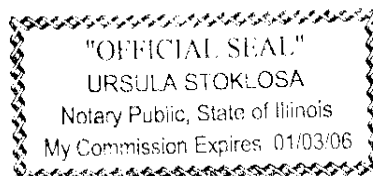
I, Ursula Stoklosa, notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moretti personally known to me to be the President of Concord Homes, Inc., a Delaware corporation, the managing member of Parkside Estates L.L.C., and Marilyn Magafas, personally known to me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



Notary Public

Commission expires _____



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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008124632 SK
STREET ADDRESS: 3041 W. NORTSHORE AVENUE
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 10-36-328-033-0000

LEGAL DESCRIPTION:

PARCEL 1:

LOT 33 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