

UNOFFICIAL COPY



0318942432

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/08/2003 01:59 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

80132556
CTIC
NA

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THIS INDENTURE, made, May 30, 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 Leonila Micor Reyes, and individual, 6025 Wolcott Ave. 1W, Chicago, IL, 60660, 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 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, 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.

1801

BOX 323-CTI

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EXHIBIT A

PARCEL 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: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 57 DEGREES 09 MINUTES 10 SECONDS WEST ALONG THE SOUTHEASTERLY LINE THEREOF 57.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 09 MINUTES 10 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE 16.92 FEET; THENCE NORTH 32 DEGREES 47 MINUTES 50 SECONDS WEST 49.63 FEET; THENCE NORTH 57 DEGREES 14 MINUTES 41 SECONDS EAST 16.92 FEET; THENCE SOUTH 32 DEGREES 47 MINUTES 50 SECONDS EAST 49.60 FEET TO THE POINT OF BEGINNING, 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 townhouse 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, hi./he./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 reservation contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Common Address: 7266 Rogers
Chicago, Illinois 60645

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

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 27. 03


0000051661

REAL ESTATE TRANSFER TAX
0015350
FP 102802

REVENUE STAMP

STATE OF ILLINOIS

STATE TAX



JUN. 27. 03


0000051500

REAL ESTATE TRANSFER TAX
0030700
FP 102808

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

CITY OF CHICAGO

CITY TAX



JUN. 27. 03

0000002308

REAL ESTATE TRANSFER TAX
0230250
FP 102805

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

UNOFFICIAL COPY

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: _____
Name: David J. Dubin
Title: President

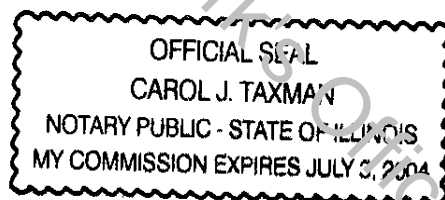
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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, May 30, 2003

Carol J. Taxman

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: Leonila Micor Reyes 7266 Rogers Chr 11 60645

SEND SUBSEQUENT TAX BILLS TO: Leonila Micor Reyes , 7266 Rogers, Chicago, IL 60645