

UNOFFICIAL COPY

SPECIAL
WARRANTY
DEED



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/11/2003 11:26 AM Pa: 1 of 3

The above space reserved for Recorder's use only.

THIS INDENTURE, made, April 14, 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 Stephen J. Flach and Christopher D. Fryson, not as Tenants in Common, but as Joint Tenants with rights of survivorship, 1645 W. Greenleaf Ave. Unit 1W, 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 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.

BOX 333-CTI

3

81-23140 NIT Norma

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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: _____
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, April 14 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: Jeffrey Sanchez - 55 W. Monroe # 3950 Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO: Stephen J. Flach and Christopher D. Fryson, 7268 N. Rogers, Chicago, IL 60645

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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 40.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 09 MINUTES 10 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE 16.95 FEET; THENCE NORTH 32 DEGREES 47 MINUTES 50 SECONDS WEST 49.60 FEET; THENCE NORTH 57 DEGREES 14 MINUTES 41 SECONDS EAST 16.95 FEET; THENCE SOUTH 32 DEGREES 47 MINUTES 50 SECONDS EAST 49.58 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, 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: 7268 N. Rogers
Chicago, Illinois 60645

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

STATE OF ILLINOIS


STATE TAX  JUL.-9.03

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000052236

REAL ESTATE TRANSFER TAX
0031350
FP 102808

COOK COUNTY

COUNTY TAX  JUL.-9.03


REAL ESTATE TRANSACTION TAX

000002357

REAL ESTATE TRANSFER TAX
0015675
FP 102802

REVENUE STAMP

CITY OF CHICAGO

CITY TAX  JUL.-9.03

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000002605

REAL ESTATE TRANSFER TAX
0235125
FP 102805