

UNOFFICIAL COPY



0321826010

Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 08/08/2003 08:52 AM Pg: 1 of 5

SPECIAL WARRANTY DEED
(Affordable Unit)

01032409/SS/1062
THIS INDENTURE, made this
24th day of July,
2003 between SOUTH CAMPUS
DEVELOPMENT TEAM, L.L.C., an
Illinois limited liability company,
("Grantor") and Oscar Castro (the
"Grantee")

Near North Real Estate Title Corp
222 North LaSalle Street
Chicago, Illinois 60601

(The Above Space for Recorders Use Only)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County and State of Illinois known and described as follows, to wit:

See attached Schedule 1.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever.

Grantor also hereby grants unto Grantee, and Grantee's successors and assigns, as rights and easements appurtenant to the subject real estate described herein, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium for The 15th Place Condominiums, dated as of May 16, 2003, and recorded May 30, 2003, as Document No. 0315003032, as amended from time to time (the "Condominium Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium Declaration for the benefit of the remaining real property described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Condominium Declaration the same as though the provisions of said Condominium Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors 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 it WILL WARRANT AND DEFEND, the said premises

5

UNOFFICIAL COPY

against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (i) general real estate taxes not due and payable as of the date hereof; (ii) assessments or installments not due and payable as of the date hereof; (iii) applicable zoning, planned unit development and building laws, restrictions and ordinances; (iv) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (v) streets, alleys and highways; (vi) encroachments of the building onto adjoining property; (vii) covenants, conditions, restrictions, permits and agreements of record, including the Condominium Declaration; (viii) covenants, conditions, restrictions, permits and agreements of record, including the Condominium Declaration; (viii) public, private and utility easements, including the Declaration of Driveway Easement dated as of May 16, 2003, and recorded May 19, 2003 as Document No. 0313927108 ("Easement Declaration") (which easement Grantor hereby reserves subject to the terms of the Easement Declaration), (ix) leases and licenses, if any, affecting the Common Elements (as defined in the Condominium Declaration); (x) Grantee's mortgage, if any; (xi) rights of the public, the City of Chicago and the State of Illinois in and to that part of the property taken and used for roads and highways, if any; (xii) the Condominium Property Act of the State of Illinois and the City of Chicago Municipal Code; (xiii) the Plat of Subdivision of University Village recorded December 18, 2002 as Document No. 0021409249; and (xiv) liens and other matters of title or survey over which Grantee's title insurer is willing to insure without cost to Grantee.

In the event Grantee sells, transfers or otherwise conveys the real property described herein at any time prior to the tenth (10th) anniversary of the recording of this instrument, then Grantee shall pay Grantor from the net proceeds of such sale, transfer or other conveyance an amount equal to the product of (x) \$10,000.00, multiplied by (y) the product of (i) ten percent (10%), multiplied by (ii) ten (10) minus the number of whole years which have passed since the date of recordation of this instrument. Grantor's right to receive such payment may be enforced only against Grantee and shall not bind any subsequent bona fide, third party purchaser of the real property. Grantor's rights hereunder shall be subordinate to the interests of any bona fide, institutional third party lenders holding a mortgage on the real property. For purposes of this paragraph, the "net proceeds" from such sale shall mean the net sale proceeds available to Purchaser after payment of any outstanding amounts owing with respect to any mortgages granted to bona fide institutional third-party lenders and Purchaser's payment of customary closing costs, expenses and prorations, including transfer taxes, title charges, recording fees, escrow and closing costs and real estate tax credits.

[Rest of Page Intentionally Left Blank]

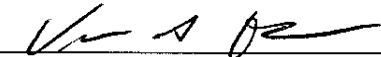
UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the Executive Vice President of Grantor as of the day and year first above written.

SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C.,
an Illinois limited liability company

By: NF3 L.L.C., an Illinois limited liability company, a member

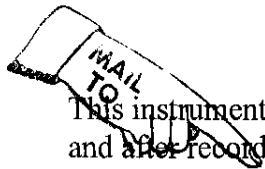
By: New Frontier Developments, Co., an Illinois corporation, its sole Manager

By: 

Vincent G. Forgione

Its: Executive Vice President

Property of Cook County Clerk's Office



This instrument was prepared by and after recording return to:

~~Jeffrey M. Galkin, Esq.~~
~~Neal, Gerber & Eisenberg~~
~~Two North LaSalle Street, Suite 2200~~
~~Chicago, Illinois 60602~~

PAUL A. KOLPAK
KOLPAK + LERNER
6767 N. MILWAUKEE, #202
NILES, IL 60714

Send Subsequent Tax Bills to:

Oscar Castro
811 West 15th Place, Unit 513-E
Chicago, Illinois 60608

UNOFFICIAL COPY

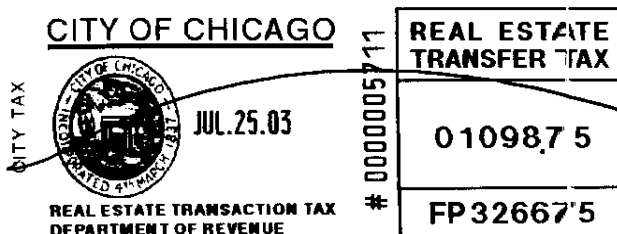
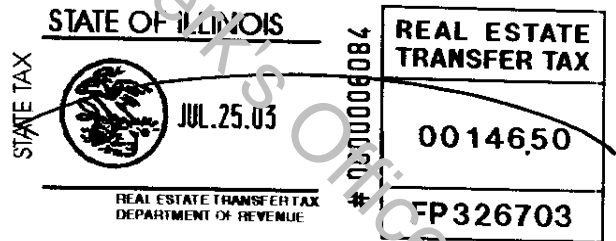
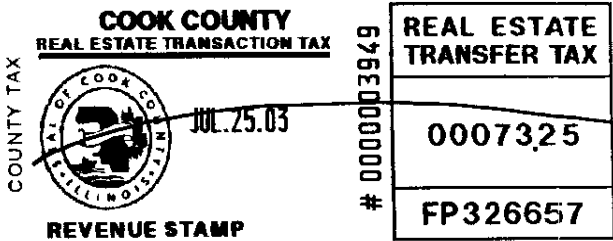
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Theresa Huston-McClure, a Notary Public in and for County and State aforesaid, do hereby certify that Vincent G. Forgione, the Executive Vice President of New Frontier Developments Co., an Illinois corporation, the sole manager of NF3 L.L.C., an Illinois limited liability company, a Member of SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C., an Illinois liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Executive Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act on behalf of said entities, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24th day of July, 2003.

Theresa Huston-McClure
Notary Public

My Commission Expires: 6/3/06



UNOFFICIAL COPY

SCHEDULE 1

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

Unit 513-E in the 15th Place Condominiums as delineated and defined on the plat of survey of the following described parcel of real estate:

Lot 17 in Block 2 of University Village, being a subdivision in the Northeast Quarter of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded December 18, 2002 as Document No. 0021409249, in Cook County, Illinois, together with all easements appurtenant to the foregoing property pursuant to that certain Declaration of Driveway Easement dated May 16, 2003, and recorded May 19, 2003 as document number 0313927108.

Which survey is attached as Exhibit G to the Declaration of Condominium for the 15th Place Condominiums dated May 16, 2003 and recorded May 30, 2003 as document number 0315003032, as amended from time to time, together with its undivided percentage interest in the common elements.

COMMON ADDRESS: 811 West 15th Place, Chicago, Illinois

PERMANENT REAL ESTATE TAX INDEX NO(S):

17-20-231-004-0000

17-20-231-010-0000

17-20-231-011-0000