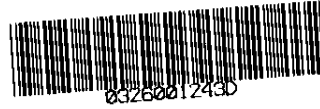


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SPECIAL WARRANTY DEED

Doc#: 0326001243
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/17/2003 01:00 PM Pg: 1 of 4

THIS INDENTURE, made this
25 day of August,
2003 between SOUTH CAMPUS
DEVELOPMENT TEAM, L.L.C., an
Illinois limited liability company,
("Grantor") and Mark and ~~Cindy~~ Cynthia
Mayernik (the "Grantee"), husband and
wife, not as tenants in common,
not as joint tenants, but as
tenants by the entirety

(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 of Cook and the 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.

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 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) party wall agreements, if any; (vii) covenants, conditions, restrictions, permits and agreements of record, including the Declaration of Easements, Covenants and Restrictions for The University Village

Near North National Title Corp
222 North LaSalle Street
Chicago, Illinois 60601

N10033088 17/3 SK

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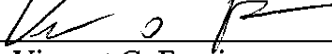
Homeowners' Association, dated as of January 16, 2002, and recorded January 23, 2002, as Document No. 0020094785, as amended (the "Homeowners' Declaration") (which covenants, conditions, restrictions, permits and agreements, Grantor hereby reserves subject to the terms of such Homeowners' Declaration); (viii) public, private and utility easements; (ix) leases and licenses, if any, affecting the Common Areas (as defined in the Homeowners' 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 said premises taken and used for roads and highways, if any; (xii) the Plat of Subdivision of University Village recorded December 18, 2002 as Document No. 0021409249; and (xiii) liens and other matters of title or survey over which Grantee's title insurer is willing to insure without cost to Grantee.

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

This instrument was prepared by
~~and after recording return to:~~

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

Send Subsequent Tax Bills to:

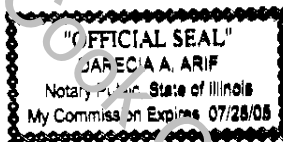
Mark and Cindy Mayernik
908 West College Parkway
Chicago, Illinois 60608

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS.


I, Darecia A. Arif, 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 25 day of August, 2003.




Darecia A. Arif
 Notary Public


My Commission Expires: _____

COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX	 SEP - 2003	# 0000004157	REAL ESTATE TRANSFER TAX
			0026650
			FP326657

REVENUE STAMP

STATE TAX STATE OF ILLINOIS	 SEP - 2003	# 0000006292	REAL ESTATE TRANSFER TAX
			0053300
			FP326703

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

CITY TAX CITY OF CHICAGO	 SEP - 2003	# 0000005913	REAL ESTATE TRANSFER TAX
			0399750
			FP326675

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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SCHEDULE 1

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1

THAT PART OF LOT 3 IN BLOCK 3 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION OF A PART OF 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 NUMBER 0021409249, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 01 DEGREES 43 MINUTES 01 SECONDS EAST (BEING AN ASSUMED BEARING), ALONG THE WEST LINE OF SOUTH PEORIA STREET PER SAID UNIVERSITY VILLAGE PLAT OF SUBDIVISION, 277.73 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 59 SECONDS WEST, PERPENDICULAR TO SAID WEST LINE, 83.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 16 MINUTES 59 SECONDS WEST, PERPENDICULAR TO SAID WEST LINE, 20.10 FEET; THENCE NORTH 01 DEGREES 43 MINUTES 01 SECONDS WEST, PARALLEL WITH SAID WEST LINE, 56.05 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 59 SECONDS EAST, PERPENDICULAR TO SAID WEST LINE, 20.10 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 01 SECONDS EAST, PARALLEL WITH SAID WEST LINE, 56.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 23, 2002 AS DOCUMENT NUMBER 0020094785 FOR THE UNIVERSITY VILLAGE HOMEOWNERS' ASSOCIATION, AS AMENDED FROM TIME TO TIME.

COMMON ADDRESS: 908 W. College Parkway, Chicago, IL 60608

PERMANENT REAL ESTATE TAX INDEX NO(S): 17-20-229-024; 17-20-229-028