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Cook County Recorder of Deeds
Date: 09/19/2003 01:39 PM Pg: 1 of 6

ABOVE SPACE FOR RECORDER'S USE ONLY

Property

SPECIAL WARRANTY DEED
(Joint Tenancy)

This indenture, made this 1st day of August, 2003, between West Van Buren 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, party of the first part, and Darren J. Ludwig and Nicole M. Ludwig, Unit # 309, Chicago, IL 60607, party of the second part, not in tenancy in common, but in joint tenancy, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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 Managing Member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, not in tenancy in common, but in joint tenancy, and to their 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, 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, 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 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:

5/9

TICOR TITLE INSURANCE

BOX 333-CTI

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Property of Cook County Clerk's Office

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP



SEP. 18. 03

0000011947

REAL ESTATE
TRANSFER TAX

00140.75

FP326707

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



SEP. 18. 03

0000011994

REAL ESTATE
TRANSFER TAX

00281.50

FP 102809

CITY TAX
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



SEP. 17. 03

0000009430

REAL ESTATE
TRANSFER TAX

02111.25

FP 102803

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- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the purchased unit for residential purposes;
- (d) Terms, provisions and conditions of the Declaration for 933 Van Buren, including all amendments and exhibits thereto, (the "Condominium Declaration")
- (e) The Illinois Condominium Property Act;
- (f) Applicable zoning and building laws and ordinances;
- (g) Roads and highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's mortgage, if any;
- (j) Plats of dedication and covenants thereof; and
- (k) Acts done or suffered by as judgments against Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 17-17-235-002-0000,
 17-17-235-010-0000 *17-17-235-014-0000

Address(es) of real estate: 933 W. Van Buren, Unit # 309, Chicago, Illinois, IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Member the day and year first above written.

WEST VAN BUREN L.L.C., an Illinois limited liability company

By: Concord Homes, Inc., a Delaware corporation, Managing Member

By: 
 Its: President

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THIS INSTRUMENT PREPARED
BY:

Brian Meltzer
MELTZER, PURTILL & STELLE
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173-5431
(847) 330-2400

Property of Cook County Clerk's Office

MAIL TO AND
SEND SUBSEQUENT TAX BILLS TO:

DARREN S. LUDWIG
(NAME)

933 W. Van Buren #309
(ADDRESS)

Chicago, IL 60607
(CITY, STATE AND ZIP)

30034\005\0004.366

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EXHIBIT A

PARCEL 1: UNIT 309 IN THE 933 VAN BUREN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

ALL OR PARTS OF LOTS 1 TO 10, INCLUSIVE, IN EGAN'S RESUBDIVISION OF PARTS OF LOTS 7 TO 22, 32, 33 AND PRIVATE ALLEY ADJOINING IN EGAN' RESUBDIVISION OF BLOCK 24 IN DUNCAN'S ADDITION TO CHICAGO; ALL OR PARTS OF LOTS 23 TO 26, INCLUSIVE, IN EGAN'S RESUBDIVISION OF BLOCK 24 IN DUNCAN'S ADDITION TO CHICAGO;

AND THE EAST-WEST AND THE NORTH- SOUTH VACATED ALLEYS ADJOINING SAID LOTS AS DESCRIBED IN ORDINANCE RECORDED AS DOCUMENT NUMBER 00797300, ALL IN THE MORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021323775, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINIOS.

PARCEL 2: THE RIGHT TO THE USE OF G-126, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

Grantor also hereby grants to the Grantee, its 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 of Condominium, aforesaid, and Grantor 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.