

UNOFFICIAL COPY



Doc#: 0332842013  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 11/24/2003 08:04 AM Pg: 1 of 3

SPECIAL  
WARRANTY  
DEED

The above space reserved for Recorder's use only.

THIS INDENTURE, made, May 23, 2003 between **4851 NORTH PULASKI LLC**, an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, party of the first part, and David Graubard, and individual, 5747 N. Winthrop 403, 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.

BOX 333-CTI

# 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.

**4851 NORTH PULASKI LLC, an Illinois Limited Liability Company**

By: \_\_\_\_\_

Name: David J. Dubin, President of  
Dubin Residential Communities Corporation,  
the Sole Member of  
**4851 NORTH PULASKI LLC**

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 Dubin Residential Communities Corporation, the Sole Member of **4851 NORTH PULASKI LLC, an Illinois Limited Liability Company** 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 Members of **4851 NORTH PULASKI LLC, an Illinois Limited Liability Company** 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 23 2003

Carol J. Taxman

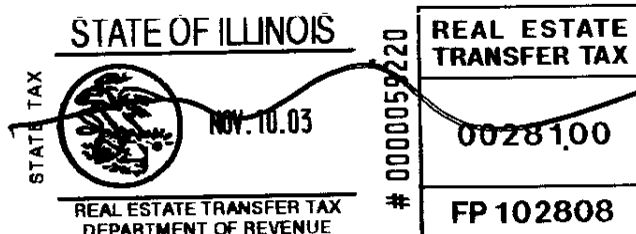
Notary Public, State of Illinois  
My Commission Expires: \_\_\_\_\_



This instrument was prepared by: Carol J. Taxman, Ltd., 9636 Lawler, Suite 1B, Skokie, IL 60077

MAIL TO: DAVID GRAUBARD, 3951 AINSLIE #4 CHICAGO IL 60630

SEND SUBSEQUENT TAX BILLS TO: David Graubard, 3951 Ainslie 4, Chicago, IL



**UNOFFICIAL COPY**

PARCEL 3951 AINSLIE-UNIT 4:

EXHIBIT A

THE EAST 51.0 FEET OF THE WEST 124.0 FEET OF THE SOUTH 16.92 FEET OF THE NORTH 79.84 FEET OF THAT PART OF BLOCK 8 LYING SOUTH OF THE SOUTH LINE OF AINSLIE STREET AND EAST OF THE EAST LINE OF NORTH PULASKI (FORMERLY CRAWFORD) AVENUE IN SPIKING'S SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTHWEST 13 ACRES) IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL COMMON AREA:

THE WEST 124.0 FEET OF THE NORTH 203.890 FEET OF THAT PART OF BLOCK 8 LYING SOUTH OF THE SOUTH LINE OF AINSLIE STREET AND EAST OF THE EAST LINE OF NORTH PULASKI (FORMERLY CRAWFORD) AVENUE IN SPIKING'S SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTHWEST 13 ACRES) IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID TRACT THE WEST 44.0 FEET OF THE NORTH 192.38 FEET THEREOF AND EXCEPT FROM SAID TRACT THE EAST 51.0 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS.

EASEMENT FOR THE BENEFIT OF THE AFORESAID PARCEL FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0310519112

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: 3951 Ainslie 4  
Chicago, Illinois, 60630

Permanent Index Numbers: 13-11-321-020-0000

<p><b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX</p> <p>COUNTY TAX</p> <p>NOV. 10. 03</p> <p>REVENUE STAMP</p> <p># 0000059364</p>	<p><b>REAL ESTATE TRANSFER TAX</b></p> <p>00140.50</p> <p>FP 102802</p>	<p><b>CITY OF CHICAGO</b></p> <p>CITY TAX</p> <p>NOV. 10. 03</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p><b>REAL ESTATE TRANSFER TAX</b></p> <p>02107.50</p> <p>FP 102805</p> <p># 000005911</p>
---	---	---	--