

## **UNOFFICIAL COPY**

SPECIAL WARRANTY DEED Doc#: 0411742073

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 04/26/2004 08:54 AM Pg: 1 of 3

The cheve space reserved for Recorder's use only.

THIS INDENTURE, made, December 23, 2002 between DUBIN RESIDENTIAL COMMUNITIES CORPORATION, and Elinois corporation, duly authorized to transact business in the State of Illinois, party of the part, and Dennis Brozynski, and individual, 1702 Wesley, Evanston, IL, 60201, 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/th in 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 appurtenance; 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.

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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 COMM	UNITIES CORPORATION,
an Illinois corporation,	CITY OF OUR
By:	CITY OF CHICAGO REAL ESTATE TRANSFER TAX
Name: David Lebubin Title: President	APR.21.04 0252375
700	APR.21.04  REAL ESTATE TRANSFER TAX  02523.75
STATE OF ILLINOIS  ) )SS	REAL ESTATE TRANSPORTER
COUNTY OF COOK	DEPARTMENT OF REVENUE FP 102805
I, Cucol J. Tux men a Notary Pul	blic in and for the said County, in the State
aforesaid, DO HEREBY CERTIFY that David J. I	
President of DUBIN RESIDENTIAL COMMUN	•
corporation and personally known to me to be the foregoing instrument, appeared before me this day	•
Authorized Signatory, he signed and delivered the	, <u>.</u>
the Managers of DUBIN RESIDENTIAL COM	
corporation as his free and voluntary act, and the	•
corporation, for the uses and purposes therein set	forth.
Given under my hand and official seal, Decanber	3 2002
(1) 1/1/26	and the same of th
Mor I Jayon	OFFICIAL SEAL CAROL J. TAXMAI L
Notary Public, State of Illinois	NOTARY PUBLIC - STATE OF ILLINO'S
My Commission Expires:	MY COMMISSION EXPIRES JULY 3, 2004
This instrument was prepared by: Carol J. Taxman, Ltd.,	8833 Gross Point Rd., Suite 205, Skokie, IL 60077
MAIL TO: DENNIS BROZYNSKI 7	1248 N. DAMEN OHICAGO, IC
SEND SUBSEQUENT TAX BILLS TO: Dennis A. Broz	zyński, 7248 N. Damen, Cnicago, IL 60645
SIAIL OF ILLINOIS EN TRANSFER TAX	COUNTY IN REAL ESTATE
TRANSFER TAX	REAL ESTATE THANSACTION TAX
APR.21.0 O0336.50	PR.21.04 B 00.16825
	REAL ESTATE TRANSFER TAX  PR.21.04  O 168.25
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE  * FP 102808	# FP 102802

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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: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE THEREOF 33.51 FT; THENCE NORTH 89 DEGREES 32 MINUTES 19 SECONDS SOUTH 33.92 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 33.51 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 32 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE 33.92 FEET TO THE POINT OF BEGINNING.

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, FORFSS, 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 townboase 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 a vy; (k) streets and highways, if any; (l) acts done or (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 corde and in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Common Address:

7248 N. Damen

Chicago, Illinois 60645

**Permanent Index Numbers:** 

11-30-323-028-0000

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