

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(944 West 15<sup>th</sup> Place)

THIS INDENTURE, made this  
28 day of October,  
2004 between SOUTH CAMPUS  
DEVELOPMENT TEAM, L.L.C., an  
Illinois limited liability company,  
("Grantor"), and Narendra Thakkar  
and Daksha Thakkar (the "Grantee"),

*as tenants in the entirety*

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



Doc#: 0433434141  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 11/29/2004 04:03 PM Pg: 1 of 5

(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.

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 944 West 15<sup>th</sup> Place Condominiums, dated as of September 29, 2004, and recorded October 21, 2004 as Document No. 0429519142, 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,

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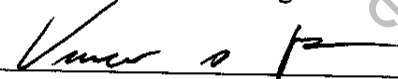
anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except, as herein recited; and it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (i) general real estate 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) encroachments of the building onto adjoining property; (viii) covenants, conditions, restrictions, permits and agreements of record, including the Condominium Declaration and that certain Amended and Restated Declaration of Easements, Covenants and Restrictions for The University Village Homeowners' Association, dated as of September 22, 2004, and recorded September 22, 2004, as Document No. 0426644060 (the "Homeowners' Declaration") (which covenants, conditions, restrictions, permits and agreements, Grantor hereby reserves subject to the terms of such Homeowners' Declaration); (ix) public, private and utility easements; (x) leases and licenses, if any, affecting the Common Elements (as defined in the Condominium Declaration) or the Common Areas (as defined in the Homeowners' Declaration); (xi) Grantee's mortgage, if any; (xii) 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; (xiii) the Condominium Property Act of the State of Illinois and the City of Chicago Municipal Code; (xiv) the Plat of Subdivision of University Village recorded December 18, 2002 as Document No. 0021409249; (xv) Easement dated July 23, 2004 and recorded August 18, 2004 as Document No. 0423110107; and (xvi) 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 :

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

Mail to: *Jim Hughes*  
*208 S. LaSalle - #1200*  
*Chicago IL 60604*

Send Subsequent Tax Bills to:

Narendra Thakkar and Daksha Thakkar  
944 W. 15<sup>th</sup> Place Unit 36  
Chicago, Illinois 60608



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STATE OF ILLINOIS     )  
                                   )  
 COUNTY OF COOK        )     SS.

I, Darcia 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 28 day of October, 2004.

Darcia A. Arif  
 Notary Public



My Commission Expires: \_\_\_\_\_

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## SCHEDULE 1

### LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

UNIT 3b IN THE 944 WEST 15<sup>th</sup> PLACE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOT 2 IN BLOCK 3 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED DECEMBER 18, 2002 AS DOCUMENT NO. 0021409249, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM DATED SEPTEMBER 29, 2004, AND RECORDED OCTOBER 21, 2004, AS DOCUMENT 0429519142, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 15, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT 0429519142, *as amended from time to time*

PARCEL 3:

*Non-exclusive*

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE UNIVERSITY VILLAGE HOMEOWNERS ASSOCIATION RECORDED SEPTEMBER 22, 2004 AS DOCUMENT NUMBER 0426644060. *as amended from time to time*

COMMON ADDRESS: 944 WEST 15<sup>th</sup> PLACE, CHICAGO, ILLINOIS

PERMANENT REAL ESTATE TAX INDEX NO: 17-20-232-001-0000


NGEDOCs: 013098.0519:1091440.1

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Property of Cook County Clerk's Office

**STATE TAX**

**STATE OF ILLINOIS**



NOV. 22. 04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000008272

REAL ESTATE TRANSFER TAX
00294.00
FP326703

**COUNTY TAX**

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX



NOV. 29. 04


REVENUE STAMP

# 0000006132

REAL ESTATE TRANSFER TAX
00147.00
FP326657

**CITY TAX**

**CITY OF CHICAGO**



NOV. 29. 04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000007814

REAL ESTATE TRANSFER TAX
02205.00
FP326675