

# UNOFFICIAL COPY

SPECIAL  
WARRANTY  
DEED



Doc#: 0504111122  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 02/10/2005 10:25 AM Pg: 1 of 4

8071515  
108 / CTI - NA March

Property of COOK COUNTY CLERK'S OFFICE

The above space reserved for Recorder's use only.

**THIS INDENTURE**, made, October 30, 2002 between **DUBIN RESIDENTIAL COMMUNITIES CORPORATION**, an Illinois corporation, duly authorized to transact business in the State of Illinois, party of the first part, and Brian P. Symington and Jennifer W. Symington, husband and wife, as Tenants by the Entirety and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, 1701 Wildflower Ln #4118, Schaumburg, IL, 60173, 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 therunto 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 334 CTT 428

UNOFFICIAL COPY

CO. NO. 016  
3 6 4 4 6  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
FEB 10'05 DEPT. OF REVENUE  
312.50  
PR. 10686

4  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP FEB 10'05  
156.25  
PR. 11427

★ 1 5 3 0 7 2  
★ CITY OF CHICAGO  
★ REAL ESTATE TRANSACTION TAX  
★ DEPT. OF REVENUE FEB 10'05  
★ 348.00  
★ PR. 11193

★ 3 0 0 0  
★ CITY OF CHICAGO  
★ REAL ESTATE TRANSACTION TAX  
★ DEPT. OF REVENUE FEB 10'05  
★ 999.00  
★ PR. 11193

★ 1 5 3 0 7 4  
★ CITY OF CHICAGO  
★ REAL ESTATE TRANSACTION TAX  
★ DEPT. OF REVENUE FEB 10'05  
★ 999.00  
★ PR. 11193

**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION:**

PARCEL 26: (7254 N. ROGERS)  
 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: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 57  
 DEGREES 09 MINUTES 10 SECONDS WEST ALONG THE SOUTHEASTERLY LINE THEREOF 159.07  
 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 09 MINUTES 10 SECONDS  
 WEST ALONG SAID SOUTHEASTERLY LINE 23.12 FEET TO THE MOST SOUTHERLY CORNER OF  
 SAID TRACT; THENCE NORTH 30 DEGREES 13 MINUTES 48 SECONDS WEST ALONG THE  
 SOUTHWESTERLY LINE OF SAID TRACT 49.85 FEET; THENCE NORTH 57 DEGREES 14 MINUTES  
 41 SECONDS EAST 20.88 FEET; THENCE SOUTH 32 DEGREES 47 MINUTES 50 SECONDS EAST  
 49.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY  
 FOR INGRESS, EGRESS, 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 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:** 7254 Rodgers  
 Chicago, Illinois 60645

**Permanent Index Numbers:** 11-30-323-028-0000  
 11-30-323-027-0000

# 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.

**DUBIN RESIDENTIAL COMMUNITIES CORPORATION,**  
an Illinois corporation,

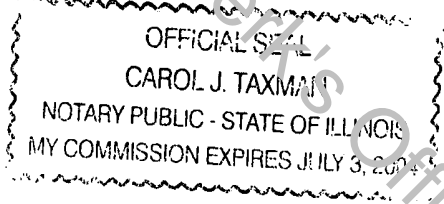
By: \_\_\_\_\_  
Name: David J. Dubin  
Title: President

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 of **DUBIN RESIDENTIAL COMMUNITIES CORPORATION, an Illinois corporation** 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 Managers of **DUBIN RESIDENTIAL COMMUNITIES CORPORATION, an Illinois corporation** 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, October 30 2002

Carol J. Taxman



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

This instrument was prepared by: Carol J. Taxman, Ltd., 8833 Gross Point Rd., Suite 205, Skokie, IL 60077

MAIL TO: \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO: Brian P. Symington and Jennifer W. Symington, 7254 Rodgers, Chicago, IL 60645