

UNOFFICIAL COPY



SPECIAL
WARRANTY
DEED

Doc#: 0510902369
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/19/2005 01:14 PM Pg: 1 of 4

82-16777 Mo Indg
CSB
0270

Property of Cook County Clerk's Office

The above space reserved for Recorder's use only.

THIS INDENTURE, made, March 31, 2004 between **DUBIN RESIDENTIAL COMMUNITIES CORPORATION**, an Illinois corporation, duly authorized to transact business in the State of Illinois, party of the first part, and David Brown, and individual, 6211 S. Woodlawn Ave. Unit D, Chicago, IL, 60637, 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.

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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 334 CTV

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STATE TAX

STATE OF ILLINOIS



APR. 18.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000002392

REAL ESTATE TRANSFER TAX
00285.00
FP 103032

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



APR. 18.05


REVENUE STAMP

000000206

REAL ESTATE TRANSFER TAX
00142.50
FP 103034

CITY TAX

CITY OF CHICAGO



APR. 18.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000000895

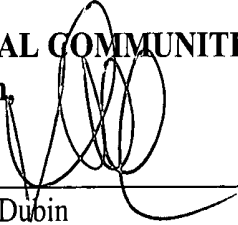
REAL ESTATE TRANSFER TAX
02137.50
FP 103033

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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 COMMUNITIES CORPORATION,
an Illinois corporation.

By: 
Name: David J. Dubin
Title: President

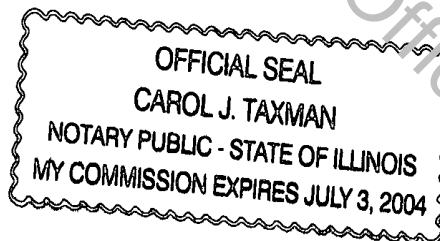
STATE OF ILLINOIS)
) SS

COUNTY OF COOK)

I, Carol J. Taxman, (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, March 31 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: Attorney Dime D. Odell, 70 W. Madison, Ste. 1700 Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO: David Brown , 7244 N. Damen Ave., Chicago, IL 60645

UNOFFICIAL COPY**EXHIBIT A****PARCEL 1: (7244 N. DAMEN)**

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 NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE THEREOF 33.51 TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE 27.80 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 19 SECONDS WEST 33.92 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 27.80 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 19 SECONDS EAST 33.92 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: 7244 N. Damen Ave.
Chicago, Illinois 60645

Permanent Index Numbers: 11-30-323-092-0000