

# UNOFFICIAL COPY

SPECIAL  
WARRANTY  
DEED



Doc#: 0510902383  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 04/19/2005 01:20 PM Pg: 1 of 4

*The above space reserved for Recorder's use only.*

**THIS INDENTURE**, made, September 10, 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 Idayo Smith, and individual, 6113 Lawndale, Chicago, IL, 60659, 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 CTR

**UNOFFICIAL COPY**

STATE TAX

**STATE OF ILLINOIS**

APR. 18.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

0000002384

**REAL ESTATE  
TRANSFER TAX**

00237.50

FP 103032

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX

APR. 18.05

REVENUE STAMP

5572000000

**REAL ESTATE  
TRANSFER TAX**

00118.75

FP 103034

CITY TAX

**CITY OF CHICAGO**

APR. 18.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

7880000000

**REAL ESTATE  
TRANSFER TAX**

01781.25

FP 103033

# 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 )

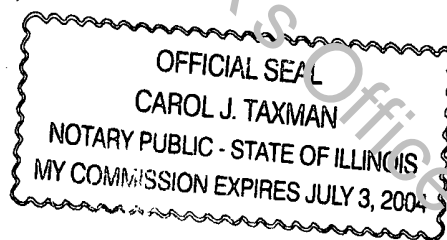
I, Carol J. Taxman, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the President of **DUBIN RESIDENTIAL COMMUNITIES CORPORATION, an Illinois corporation** and personally known to me to be the same person whose name 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, September 11, 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: Ibidayo Smith and Ade Kunle Aleshe, 2009 Chase Unit 3, Chicago, IL 60645

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

THE SOUTH 16.89 FEET OF THE NORTH 56.28 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2, 3 AND 4 IN BLOCK 12 IN CONGDON'S RIDGE ADDITION TO ROGERS PARK, A SUBDIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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

2002 8021

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 right, 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:** 2009 Chase Unit 3  
Chicago, Illinois 60645

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