

STEWART TITLE OF ILLINOIS

**SPECIAL WARRANTY  
DEED**

**THIS SPECIAL WARRANTY DEED;** made this 18<sup>th</sup> day of March, 2005 by **42<sup>nd</sup> Street Townhomes LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor of the City of Chicago, County of Cook, State of



Doc#: **0511134004**  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/21/2005 09:45 AM Pg: 1 of 3

Illinois, and **Jim Yuen Lee and Mee Mun Chu Lee**, as husband and wife, having an address of 2738 S. Wentworth Avenue, Apt. 5D, Chicago, Illinois 60616, collectively, Grantee.

418486

*\* and HSUEH YEE LEE AS JOINT TENANTS*  
**WITNESSETH**, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, their successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described as follows:

Legal Description: See Exhibit A attached

Permanent Real Estate Index Number: 19-01-125-010, 19-01-125-011; 19-01-125-012;  
19-01-125-013, 19-01-125-014

Address of Real Estate: 3037 W. 42<sup>nd</sup> Street, Unit 4, Chicago, Illinois 60632

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the revision and reversions, remainder and 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, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit and parking space described herein, the rights and easements for the benefit of said unit set forth in the declaration of townhome; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the said Premises hereby granted are, or may be,

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## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1: The South 21.61 feet of the North 101.44 feet of Lots 1, 2 and the East 8.50 feet of Lot 3 in Block 9 of Scoville of Walker and McElwee's Subdivision of Lots 2 to 4 and Sublot 2 in the Subdivision of Lot 6 in Superior Court Partition in the West 1/2 of the Northwest 1/4 of Section 1, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement for Ingress and Egress for the benefit Parcel 1 described as follow: The West 6 feet of Lot 3 and the East 5.90 feet of Lot 4 in Block 9 of Scoville of Walker and McElwee's Subdivision of Lots 2 to 4 and Sublot 2 in the Subdivision of Lot 6 in Superior Court Partition in the West 1/2 of the Northwest 1/4 of Section 1, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 3037 W. 42<sup>nd</sup> Street, Unit 4, Chicago, Illinois

Pin #: 19-01-125-010; 19-01-125-011; 19-01-125-012; 19-01-125-013; 19-01-125-014

COOK COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
 APR. 20.05  
 COUNTY TAX  
 REVENUE STAMP  
 # 0000025464  
 FP 102810  
 00129.50  
 REAL ESTATE TRANSFER TAX

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 APR. 20.05  
 STATE TAX  
 DEPARTMENT OF REVENUE  
 # 0000025482  
 FP 102804  
 00259.00  
 REAL ESTATE TRANSFER TAX

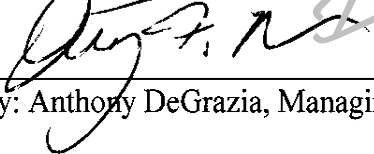
CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 APR. 20.05  
 CITY TAX  
 DEPARTMENT OF REVENUE  
 # 0000013727  
 FP 102807  
 01942.50  
 REAL ESTATE TRANSFER TAX

# UNOFFICIAL COPY

in any manner encumbered or charged except as herein recited; and that said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, **WILL WARRANT AND DEFEND, subject to:** (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all rights easements, restrictions, conditions and reservations or record or contained in the Declaration and a reservation by the **42<sup>ND</sup> STREET TOWNHOME ASSOCIATION**, (the "Association") recorded in the Office of the Cook County Recorder of Deeds on December 28, 2004 as Document number 0436339022 to itself and its successors and assigns, for the benefit of said Unit set forth in the Declaration of Townhome, of the rights and easements set forth in the Declaration; (d) utility easements of records, provided the Premises does not encroach thereon; (e) party wall rights and agreements; (f) roads and highways; (g) all licenses to the common elements; (h) acts done or suffered by Grantee or anyone claiming by through or under Grantee; and such other matters as to which the Title Insurer commits to insure grantee against loss or damage.

IN WITNESS WHEREOF, This Special Warranty Deed is executed this 18 day of March, 2005.

42<sup>nd</sup> Street Townhomes LLC

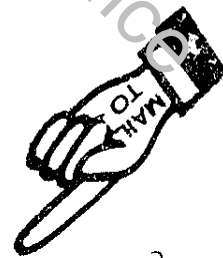
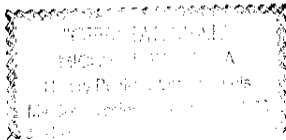
  
By: Anthony DeGrazia, Managing Member

STATE OF ILLINOIS        }  
  } SS.  
COUNTY OF COOK        }

I, Michelle Panzella, in and for said County in the State aforesaid DO HEREBY CERTIFY that Anthony DeGrazia, Managing Member of 42<sup>nd</sup> Street Townhomes LLC, an Illinois Limited Liability Company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary acts, and as the authorized, free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 18 day of March, 2005.

  
Notary



Prepared by:  
Richard Indyke  
221 N. LaSalle St., Suite 1200  
Chicago, Illinois 60601

Return to: PHILIP CHOW  
2323 S. WENTWORTH  
CHICAGO, IL 60616