

# UNOFFICIAL COPY

**THIS INSTRUMENT PREPARED BY:**

**Robert W. Newman  
Wildman Harrold Allen & Dixon  
225 West Wacker Drive  
Chicago, IL 60606**

**AFTER RECORDING THIS  
SHOULD BE RETURNED TO:**

**Robert J. DiSilvestro, Esq.  
DiSilvestro & Associates  
5231 N. Harlem Avenue  
Chicago, Illinois 60656**



05210031240

**Doc#: 0521003124**  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 07/29/2005 04:07 PM Pg: 1 of 4

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made as of July 26, 2005, between **LENNAR COMMUNITIES OF CHICAGO L.L.C., an Illinois limited liability company** having an address of 1540 East Dundee Road, Suite 350, Palatine, IL 60074 ("**Grantor**"), to **TRAFALGAR SQUARE CONDOMINIUM, LLC, an Illinois limited liability company** having an address of 145 S. Northwest Highway, Park Ridge, IL 60068 ("**Grantee**"). WITNESSETH, that Grantor, for and in consideration of the sum of Ten 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, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular the improvements and fixtures located thereon, 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 Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns, in fee simple forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Title Exceptions").

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IN WITNESS WHEREOF, Grantor has caused its name to be duly signed to this Special Warranty Deed by its Vice President the day and year first above written.

**LENNAR COMMUNITIES OF CHICAGO L.L.C., an Illinois limited liability company**

**By: Concord Homes Inc., a Delaware corporation, its managing member**

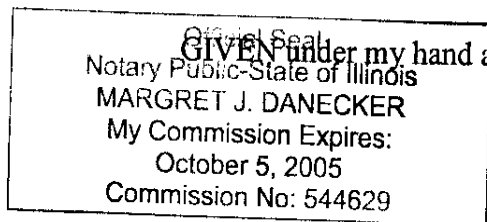
By: \_\_\_\_\_

Thomas Koenig  
Vice President

STATE OF ILLINOIS

COUNTY OF Cook

I, the undersigned, a Notary Public, in and for the State aforesaid, do hereby certify that Thomas Koenig personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President of CONCORD HOMES INC., being the managing member of LENNAR COMMUNITIES OF CHICAGO L.L.C., appeared before me and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.



GIVEN under my hand and notarial seal this 26 day of July, 2005.

\_\_\_\_\_  
Notary Public

My Commission Expires:

Mail Tax Statements to: Trafalagar Square Condominium, LLC, 145 S. Northwest Highway, Park Ridge, IL 60068

**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

**LOT 25 IN TRAFALGAR SQUARE, BEING A RESUBDIVISION OF PARTS OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2005 AS DOCUMENT NUMBER 0520644060, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**NON-EXCLUSIVE PERPETUAL EASEMENT IN FAVOR OF PARCEL NOTED ABOVE AS CREATED BY DECLARATION OF EASEMENTS FOR TRAFALGAR SQUARE OF MORTON GROVE DATED JUNE 1, 2005 AND RECORDED JUNE 30, 2005 AS DOCUMENT NUMBER 052102246 MADE BY AND BETWEEN NORTHERN TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 28, 1992 AND KNOW AS TRUST NUMBER 9051, SEVEN M'S LIMITED PARTNERSHIP-II, AN ILLINOIS LIMITED PARTNERSHIP, LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 12, 1987 AND KNOWN AS TRUST NUMBER 6306 AND SEVEN M'S LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, FOR ACCESS, INGRESS AND EGRESS, OVER AND ACROSS THE "AUSTIN AVENUE EASEMENT AREA", AS LEGALLY DESCRIBED ON EXHIBIT D THERETO.**

**VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP**

NO. 01782 AMOUNT \$ 21,600.00 DATE 7-26-05  
 ADDRESS 6245 Lincoln  
(VOID IF DIFFERENT FROM DEED)  
 BY J. Sheels

Commonly known as:  
 Permanent Index No.:

6245 N. Lincoln Ave., Morton Grove, IL 60053  
 10-20-121-021; 10-20-121-022; 10-20-121-023; 10-20-121-024;  
 10-20-121-026; 10-20-121-027; 10-20-121-029.

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## EXHIBIT B

### PERMITTED TITLE EXCEPTIONS

1. General Real Estate Taxes for the second installment of 2004 and subsequent years.
2. Terms and Conditions of Declaration of Easements from American National Bank & Trust Company of Chicago as Trustee under Trust Agreement dated January 20, 1988 and known as Trust Number 104455-00 to Northern Trust Bank/Lake Forest, as Trustee under Trust Agreement dated January 24, 1992 and known as Trust Number 2051 dated January 31, 1992 and recorded January 31, 1992 as Document No. 92065892.
3. Easement in favor of the Village of Morton Grove for Utilities contained in the Grant recorded as Document No. 15794426 affecting the southerly 10 feet of the land.
4. Grant of Easement in favor of Minneapolis Honeywell Regulator Company for the purpose of Electric Lines recorded as Document No. 16187073 affecting the southerly 10 feet of the land.
5. Easement in favor of Commonwealth Edison Company contained in the Grant recorded as Document No. 22953298 affecting the southerly 5 feet of the land.
6. Rights of Public and Quasi-Public Utilities in the land as evidenced by power poles and overhead wires over the southerly property line as shown on the Plat of Survey dated September 9, 2003 prepared by Arthur A. Olson of Olson, Ciorba, Shane & Company.
7. Easement in favor of the land west and adjoining for the purpose of ingress and egress recorded on January 31, 1992 as Document No. 92065893 and the terms and conditions therein.

