

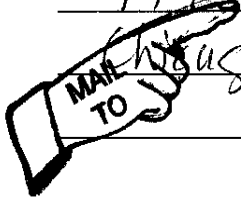
UNOFFICIAL COPY

MAIL TO:

SUE ANN GROSSMAN

1742 S. Indiana

Chicago, IL 60616



Doc#: 0522311135
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 08/11/2005 11:32 AM Pg: 1 of 5

KINNT
01041117-EL

SPECIAL WARRANTY DEED

THIS INDENTURE made this 14TH DAY OF JULY, 2005 between **KENSINGTON PARK II LLC**, an Illinois limited liability company, 833 North Orleans Street, Suite 400, Chicago, Illinois 60610, 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, as Grantor, and **SUZY A. GROSSMAN**, of 600 N. Kingsbury, #209, Chicago, IL 60610, as Grantee.

Suzanne Grossman

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:

LOT 29 IN KENSINGTON PARK II TOWNHOMES, BEING A SUBDIVISION IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 22, 2004, AS DOCUMENT NUMBER 0417410110, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR KENSINGTON PARK II TOWNHOMES RECORDED ON JULY 12, 2004, AS DOCUMENT NUMBER 0419434156, AND RE-RECORDED ON AUGUST 13, 2004, AS DOCUMENT NUMBER 0422627093.

TAX PARCEL IDENTIFICATION NUMBERS: 17-22-302-037; 17-22-302-038; AND 17-22-302-041
(AFFECT THE UNDERLYING LAND)

COMMON ADDRESS: Unit #829 1742 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS 60616

Together with all and singular the hereditament 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, unto the Grantee, either in law or in equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

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Grantor ^{باعتبار} so hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for Kensington Park II Townhomes made the 1st day of July, 2004 and recorded on July 12, 2004 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0419434156, and re-recorded on August 13, 2004, as Document Number 0422627093 ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein. Grantor further reserves to itself and its successors and assigns, and Grantee hereby grants to Grantor and its successors and assigns, the right to remedy as provided in Paragraph 20 of the Purchase Agreement dated MAY 3, 2004, between Kensington Park II LLC, an Illinois limited liability company and SUZY A. GROSSMAN for the purchase of the real estate (the "Purchase Agreement") the terms of which are set forth on Exhibit A, attached hereto and made a part hereof. The foregoing right of remedy herein reserved by Grantor and granted by Grantee pursuant to Paragraph 20 of the Purchase Agreement is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the real estate described herein

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or 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 incumbered 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, WILL WARRANT AND DEFEND, subject to:

- (i) current non delinquent real estate taxes and taxes for subsequent years;
- (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- (iii) the Declaration, including all amendments and exhibits attached thereto;
- (iv) public, private and utility easements recorded at any time prior to Closing (as hereinafter defined) including any easements established by or implied from the Declaration or amendments thereto;
- (v) First Amendment to Central Station Redevelopment Agreement recorded December 23, 1994 as Document #04071129, amending the Central Station Redevelopment Agreement dated November 1, 1991 (Note: such Redevelopment Agreement does not create burdens on owners of residential property subject to such agreement);
- (vi) applicable building and zoning laws, statutes, ordinances and restrictions;
- (vii) road and highways, if any;
- (viii) leases and licenses affecting Common Area;
- (ix) the Plat of Subdivision affecting the Project;
- (x) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed;
- (xi) matters over which the Title Company is willing to insure;
- (xii) acts done or suffered by the Grantee or anyone claiming by, through or under Purchaser;
- (xiii) Grantee's mortgage, if any;
- (xiv) "No Further Remediation" letter from the Illinois Environmental Protection Agency confirming the proper removal and disposal of an underground storage tank and adjacent soil on the Property recorded November 25, 2002, as Document #0021305098;
- (xv) Party Wall Agreement recorded October 16, 1903 as Document Number #3455387 (Common Area Only); and
- (xvi) Easement for ingress, egress and utilities over private vehicular drive at north end of Property in favor of to be developed north parcel, as depicted on the Site Plan.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

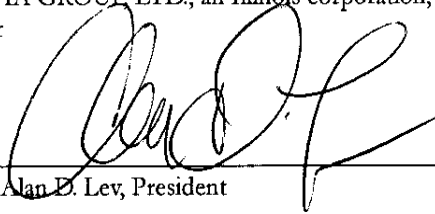
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IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

SELLER:

KENSINGTON PARK II LLC, an Illinois limited liability company

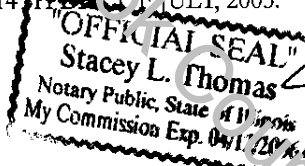
By: **BELGRAVIA GROUP LTD.**, an Illinois corporation,
its manager

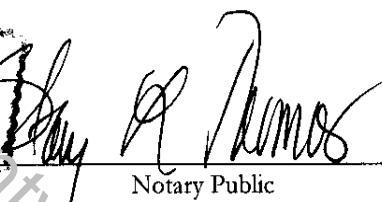
By: 
Alan D. Lev, President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Alan D. Lev, President, of Belgravia Group, Ltd., an Illinois corporation, the manager of Kensington Park II LLC, an Illinois limited liability company, the Grantor, personally known to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 14TH DAY OF JULY, 2005.




Notary Public

<p>THIS INSTRUMENT WAS PREPARED BY:</p> <p>Ruttenberg & Ruttenberg 833 North Orleans Street, Suite 400 Chicago, Illinois 60610</p>	<p>SEND SUBSEQUENT TAX BILLS TO:</p> <p><u>SUE ANNE GROSSMAN</u> <u>1742 S. Indiana</u> <u>Chicago, IL 60616</u></p>
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EXHIBIT A

TO SPECIAL WARRANTY DEED DATED THIS 14TH DAY OF JULY, 2005,
CONVEYING 1742 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS

All defined terms herein shall have their meaning assigned to them in the Townhome Purchase Agreement

19. RIGHT OF REPURCHASE.

(a) Purchaser hereby represents and warrants as of the date hereof and as of the Closing Date that Purchaser is acquiring the Dwelling Unit for personal use and not for resale or lease and that in acquiring the Dwelling Unit, Purchaser is not acting as agent or nominee for any undisclosed party. Purchaser hereby grants Seller a right to repurchase the Dwelling Unit on the terms and conditions hereinafter set forth. If Purchaser does not reside in the Dwelling Unit within seven (7) months after the Closing Date, or if within one (1) year after the Closing Date Purchaser contracts to sell or lease the Dwelling Unit, Seller shall have the right to repurchase the Dwelling Unit; provided, however, that such Seller shall have no such right if such failure to so reside in the Dwelling Unit or sale or lease is a result of Purchaser's death, disability, divorce, separation or job-related transfer out of the Chicago metropolitan area. Purchaser shall notify Seller in writing not more than thirty (30) days subsequent to the execution of such a proposed sale or lease, which notice shall contain the name and address of the proposed purchaser or tenant and shall contain a copy of the proposed contract of sale or lease, including the conditions of such sale or lease. Seller shall have the right to repurchase the Dwelling Unit, which right shall be exercised by written notice to Purchaser within thirty (30) days after receipt of said notice from Purchaser, or within thirty (30) days after such seven (7) month period, on the following terms: (i) the price shall be the Repurchase Price (as hereinafter defined), plus or minus prorations of general real estate taxes, prepaid insurance premiums, monthly assessments and other similar proratable items; (ii) Purchaser shall convey, by Special Warranty Deed, good, marketable and insurable title to the Dwelling Unit to Seller, or its designee, subject only to the Permitted Exceptions (excluding acts of Purchaser) existing at Closing and any acts of Seller; (iii) closing of the repurchase shall be effected through an escrow similar to the Escrow; and (iv) Purchaser shall bear all costs of the escrow and title insurance in the amount of the Repurchase Price. The Repurchase Price shall be the Purchase Price, adjusted by the costs of all Changes pursuant to Paragraph 4, if any, plus the cost of any improvements made by Purchaser to the Dwelling Unit after the Closing Date, which costs shall be established by copies of paid bills and canceled checks delivered to Seller either at the time of giving of Purchaser's thirty (30) day notice to Seller or within thirty (30) days after such seven (7) month period. If Seller notifies Purchaser within the aforesaid thirty (30) day period of its election to purchase the Dwelling Unit, then such repurchase shall be closed within thirty (30) days after the giving of Seller's notice of such election. If Seller repurchases the Dwelling Unit, as provided herein, Purchaser agrees to reconvey the Dwelling Unit to Seller in the same physical condition as at Closing, except for ordinary wear and tear and improvements or betterments made by Purchaser to the Dwelling Unit.

(b) If Seller gives written notice to Purchaser within said thirty (30) day period that it does not elect to execute said repurchase right, or if Seller fails to give any written notice to Purchaser during the thirty (30) day period, then Seller's right to repurchase the Dwelling Unit shall terminate and Purchaser may proceed to close the proposed sale or lease; provided, however, that if Purchaser fails to close the proposed sale or lease with the proposed purchaser or tenant on the terms and conditions contained in the aforesaid notice, the right of repurchase granted to Seller herein shall remain in effect and shall be applicable to any subsequent sale or lease by Purchaser of the Dwelling Unit within the remainder of the said one (1) year period. If Purchaser so proceeds to close the sale or lease as aforesaid, upon Purchaser's request, Seller will execute and deliver to Purchaser a release of Seller's rights under this Paragraph 19, which delivery may be conditioned upon closing of such sale or lease.


(c) Any sale, lease, assignment or conveyance of the Dwelling Unit in violation of the provisions of this Paragraph 19 shall be null and void and of no force and effect. The Deed to be delivered on the Closing Date hereunder shall contain provisions incorporating the foregoing right of repurchase.

(d) For purposes of this Paragraph 19 the words "sell" or "sale" shall include among other definitions any sale, transfer, articles of agreement for deed, corporate transfer or other voluntary conveyance of the Dwelling Unit, any partnership interest in any partnership owning an interest in the Dwelling Unit, any lease with an option to purchase the Dwelling Unit, any assignment of this Agreement, any assignment (except for collateral purposes only) of all or any portion of the beneficial interest or power of direction under any trust which owns legal or beneficial title to the Dwelling Unit for consideration or any conveyance or transfer which intends directly or indirectly to cause the transfer of the right of ownership. Notwithstanding the foregoing, upon Purchaser's request, Seller will deliver a written release of its rights under this Paragraph 19 following the closing of the sale of the last unit to be constructed in the Project.

(e) Seller's right of repurchase under this Paragraph 19 is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Dwelling Unit.

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20. **REMEDY.** Except for actions for breach of warranty and fraud, if any legal action is commenced within ten (10) years after Closing by or on behalf of Purchaser, its successors or assigns, against Seller, its agents, servants, or any shareholder or partner (general or limited) of Seller, or any other party affiliated with Seller, for any claim or cause of action arising directly or indirectly from the purchase, or use and occupancy of the Dwelling Unit, then, at the option of Seller, its successors and assigns, within a period of five (5) years from the date of the institution of said action, and upon sixty (60) days prior written notice to Purchaser, Seller, its successors and assigns, may tender to Purchaser the Purchase Price (plus or minus prorations of general real estate taxes, prepaid insurance premiums, monthly assessments and other similar proratable items) adjusted by the cost of all Changes, if any, plus five percent (5%) and plus the cost of any improvements made by Purchaser to the Dwelling Unit after the Closing Date (which costs shall be established by copies of paid bills and canceled checks delivered to Seller) as liquidated damages, for all damages of any kind and nature whatsoever. Purchaser shall tender title to Seller, its successors and assigns, by Special Warranty Deed, good, marketable and insurable title to the Dwelling Unit (subject only to the Permitted Exceptions, excluding acts of Purchaser, existing at Closing and any acts of Seller), a title insurance policy, possession of the Dwelling Unit and a release of all claims against Seller, its successors and assigns, and this transaction shall be deemed rescinded. Closing shall be effected through an escrow similar to the Escrow. Purchaser shall bear the cost of the title insurance in the amount of the purchase price set forth in this Paragraph 20. The costs of the escrow shall be paid by Seller. The Deed to be delivered on the Closing Date hereunder shall contain provisions incorporating the foregoing remedy. Seller's remedy under this Paragraph 20 is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Dwelling Unit.


STATE OF ILLINOIS
 STATE TAX

 AUG.-3.05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000009814
 REAL ESTATE TRANSFER TAX
 00669.00
 FP32:6703

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 AUG.-3.05
 REVENUE STAMP

000007674
 REAL ESTATE TRANSFER TAX
 00334.50
 FP326657

CITY OF CHICAGO
 CITY TAX

 AUG.-3.05
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

000009110
 REAL ESTATE TRANSFER TAX
 05017.50
 FP326675

Property of Cook County Clerk's Office