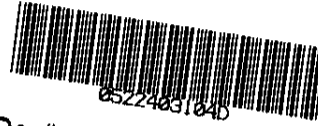


# UNOFFICIAL COPY

This Document Prepared by and  
after Recording return to:

Stacey Thomas Balten  
General Counsel  
Belgravia Group, Ltd.  
833 N. Orleans Street, Suite 400  
Chicago, Illinois 60610



Doc#: 0522403104 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/12/2005 03:54 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THIS INDENTURE made this day, dated as of the date of closing, between WRIGHTWOOD DEVELOPMENT PARTNERS, 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 HARTLAND PARK TOWNHOMES, LLC, an Illinois limited liability company, of Chicago, Illinois, as GRANTEE.

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 their 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:

**Legal Description:** See Exhibit "A"

**Commonly Known As:** 2644 North Hermitage Avenue  
2646 North Hermitage Avenue  
2648 North Hermitage Avenue  
2650 North Hermitage Avenue

**PINs:** 14-30-403-061-0000  
14-30-403-062-0000

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, unto the Grantee, either in law or in 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 Grantee, its heirs and assigns forever.

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

N10104055 283 SR  
MAIL TO

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

This deed is subject to all rights, easements, covenants, restrictions and reservations of record

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

Property of Cook County Clerk's Office

This Instrument was prepared by: **Stacey Thomas Balten, Belgravia Group, Ltd., 833 N. Orleans Street, Suite 400, Chicago, Illinois 60610**

Send Subsequent Tax Bills To:

Hartland Park Townhomes LLC,  
833 N. Orleans Street, Suite 400  
Chicago, Illinois 60610

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have caused these Presents to be signed by their duly authorized agents and officers as of the day and year first written above.

**Wrightwood Development Partners LLC**, an Illinois limited liability company

By: Belgravia Group, Ltd., an Illinois corporation, its manager

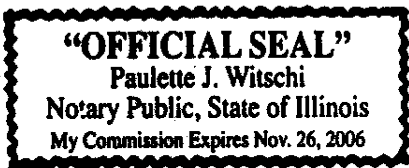
By: *Paul D. F.*

Its: *Pres.*

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that *ARAND LEV* the *PRESIDENT* of Belgravia Group, Ltd., an Illinois corporation, manager of Wrightwood Development Partners LLC, an Illinois limited liability company, is 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 severally acknowledged that as such officer, he signed and delivered the said instrument on behalf of Belgravia Group Ltd. as manager of Wrightwood Development Partners, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this *11th* day of *August*, 200*5*.



*Paulette J. Witschi*  
Notary Public

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOTS TH-32 THROUGH TH-35, INCLUSIVE, AND LOT TH-STAIR-5 IN HARTLAND PARK SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 3 IN THE NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 2004 AS DOCUMENT NUMBER 0435534098, IN COOK COUNTY, ILLINOIS.

### ADDRESSES:

2644 N. Hermitage Avenue  
2646 N. Hermitage Avenue  
2648 N. Hermitage Avenue  
2650 N. Hermitage Avenue

### PINs:

14-30-403-061-0000  
14-30-403-062-0000

FP326670	0025000	REAL ESTATE TRANSFER TAX
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FP326669	0050000	REAL ESTATE TRANSFER TAX
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COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
AUG. 12.05  
REVENUE STAMP  
COUNTY TAX

STATE TAX  
AUG. 12.05  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

City of Chicago  
Dept. of Revenue  
392934  
08/12/2005 15:28 Batch 11873 142  
Real Estate  
Transfer Stamp  
\$3,750.00

Property of Cook County Clerk's Office