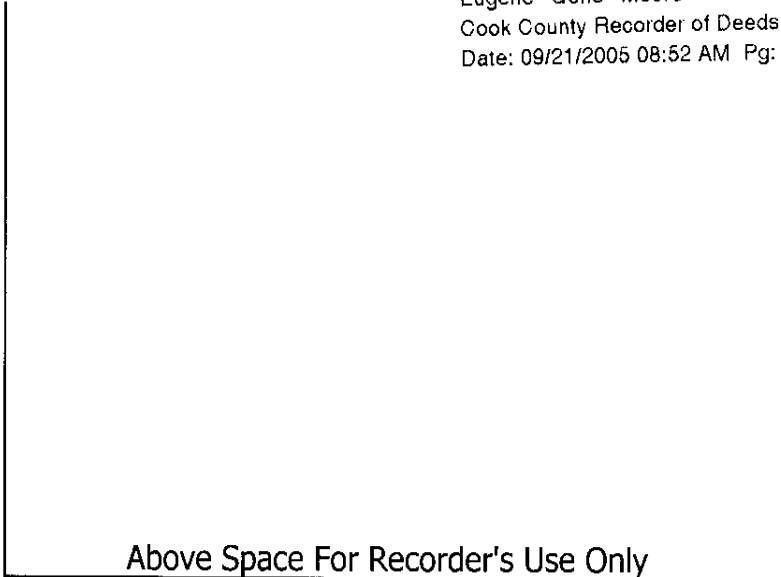




Doc#: 0526455008 Fee: \$32.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 09/21/2005 08:52 AM Pg: 1 of 5

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)



Above Space For Recorder's Use Only

394972

THIS INDENTURE, made  
this 1st day of  
July, 2005, between  
Concord Homes Inc., existing  
under and by virtue of  
the laws of the State  
of Delaware and duly  
authorized to  
transact business in

the State of Illinois, David Turner, 4720 N. Lamon Avenue, Chicago, IL 60630, an  
Individual

(NAME AND ADDRESS OF GRANTEE)

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 good and valuable  
consideration in hand paid by the party of the second part, the receipt whereof is  
hereby acknowledged, and pursuant to authority of the Board of Directors of the of the  
party of the first part, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY  
unto the party of the second part, and to HIS heirs and assigns, FOREVER, all the  
following described real estate, situated in the County of Cook and State of Illinois  
known and described as follows, to wit:

As more fully described in Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto  
belonging, or in anyway 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 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 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:

6

# UNOFFICIAL COPY

General real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; special taxes or assessments for improvements not yet completed; easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; the Act; the Plat; applicable zoning and building laws and ordinances; easements, if any; unrecorded public utility easements, if any; Purchaser's mortgage, if any; plats of dedication and covenants thereon; acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; drainage ditches, tiles and laterals, if any; annexation ; covenants, conditions and restrictions in the Concord at Jefferson Park Community Declaration, including all amendments and exhibits thereto; and IEPA No Further Remediation Letter recorded as Document # 0010029864.

Permanent Real Estate Index Number(s): 13-16-205-037

Address(es) of real estate: 4720 N. Lamon Avenue Chicago, Illinois, 60630

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Assistant Secretary the day and year first above written.

Concord Homes Inc.,  
A Delaware Corporation

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
391831 \$3,326.25  
08/04/2005 14:40 Batch 02277 63



By: [Signature]  
Its: President  
Attest: [Signature]  
Its: Assistant Secretary

This instrument was prepared by Deborah T. Haddad  
1540 East Dundee Road, Suite 350  
Palatine, Illinois 60074  
(NAME AND ADDRESS)

-----  
DANIELLE COLYER  
(Name) UNIT  
Mail 901 S. PLYMOUTH CT. 1004  
To: (Address)  
CHICAGO IL 60605  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
DAVID TURNER  
(Name)  
4720 N. LAMON  
(Address)  
CHICAGO IL 60630  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO \_\_\_\_

# UNOFFICIAL COPY

STATE OF Illinois }

ss.

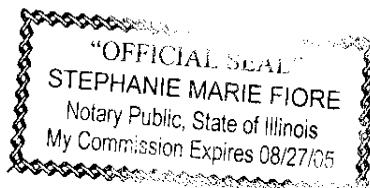
COUNTY OF Cook }

I, Stephanie Marie Fiore, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that <sup>*James Venderploeg*</sup> Wayne Moretti personally known to me to be the President of Concord Homes, Inc., and <sup>*Janara Albright*</sup> Marilyn Magafas, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation, as their free and voluntary act, and as 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 this 1st day of July, 2005.

*Stephanie Marie Fiore*  
 \_\_\_\_\_  
 Notary Public

Commission expires \_\_\_\_\_



# UNOFFICIAL COPY


## EXHIBIT A


Title Company to affix their legal here.

## EXHIBIT B

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Community Association Declaration of, aforesaid, and grantor 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.

STATE TAX	STATE OF ILLINOIS	# 0000017772	REAL ESTATE TRANSFER TAX
	 SEP. 14. 05		0044350
	COOK COUNTY		FP351023

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000018054	REAL ESTATE TRANSFER TAX
	 SEP. 14. 05		0022175
	REVENUE STAMP		FP351014

# UNOFFICIAL COPY

## Exhibit A

### Legal Description

UNIT 7-3-742 IN CONCORD AT JEFFERSON PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 43 IN CONCORD AT JEFFERSON PARK, BEING A RESUBDIVISION IN THE EAST HALF OF THE NORTH- EAST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 21, 2004 AS DOCUMENT 0411231102, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED 09-15-2004 AS DOCUMENT 0425939046, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO.(S) : 13-16-205-037

COMMON ADDRESS: 4720 N. LAMON AVENUE  
CHICAGO, IL 60630

Cook County Clerk's Office