

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this  
1<sup>st</sup> day of September,  
2005 between SOUTH CAMPUS  
DEVELOPMENT TEAM, L.L.C., an  
Illinois limited liability company,  
("Grantor") and Stephen Almandarz  
and Lauren Almandarz (the  
"Grantee"),



Doc#: 0527240005 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/29/2005 09:18 AM Pg: 1 of 4

(The Above Space for Recorders Use Only)

WITNESSETH, that Grantor for and in consideration of the sum of Ten and No/100 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, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

See attached Schedule 1.

TOGETHER with all and singular 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 the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (i) general real estate taxes not due and payable as of the date hereof; (ii) assessments or installments not due and payable as of the date hereof; (iii) applicable zoning, planned unit development and building laws, restrictions and ordinances; (iv) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (v) streets, alleys and highways; (vi) party wall agreements, if any; (vii) covenants, conditions, restrictions, permits and agreements of record, including the Amended and Restated Declaration of Easements, Covenants and Restrictions for

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

W/MT 0105/1042 10/2 CP

HOB

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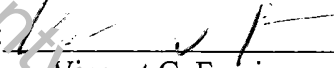
The University Village Homeowners' Association, dated as of September 22, 2004, and recorded September 22, 2004, as Document No. 0426644060, as amended (the "Homeowners' Declaration") (which covenants, conditions, restrictions, permits and agreements, Grantor hereby reserves subject to the terms of such Homeowners' Declaration); (viii) public, private and utility easements; (ix) leases and licenses, if any, affecting the Common Areas (as defined in the Homeowners' Declaration); (x) Grantee's mortgage, if any; (xi) rights of the public, the City of Chicago and the State of Illinois in and to that part of said premises taken and used for roads and highways, if any; (xii) the Plat of Subdivision of University Village recorded December 18, 2002 as Document No. 0021409249 and the Plat of Resubdivision of Lot 2 in Block 3 of University Village recorded December 22, 2004 as Document No. 0435719024; and (xiii) liens and other matters of title or survey over which Grantee's title insurer is willing to insure without cost to Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the Executive Vice President of Grantor as of the day and year first above written.

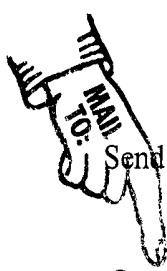
**SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C.,**  
an Illinois limited liability company

By: NF3 L.L.C., an Illinois limited liability company, a member

By: New Frontier Developments, Co., an Illinois corporation, its sole Manager

By:   
Vincent G. Forgione

Its: Executive Vice President



This instrument was prepared by and after recording return to:

Jeffrey M. Galkin, Esq.  
Neal, Gerber & Eisenberg LLP  
Two North LaSalle Street, Suite 2200  
Chicago, Illinois 60602

Stephen Almandarz and Lauren Almandarz  
937 West College Parkway  
Chicago, Illinois 60608

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STATE OF ILLINOIS        )  
  )  
  )        SS.  
COUNTY OF COOK        )

I, Darecia A. Arif, a Notary Public in and for County and State aforesaid, do hereby certify that Vincent G. Forgione, the Executive Vice President of New Frontier Developments Co., an Illinois corporation, the sole manager of NF3 L.L.C., an Illinois limited liability company, a Member of SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C., an Illinois liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Executive Vice President, 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 on behalf of said entities, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19th day of September, 2005.



Darecia A. Arif  
Notary Public

My Commission Expires: \_\_\_\_\_

County Clerk's Office

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## SCHEDULE 1

### LEGAL DESCRIPTION OF PROPERTY

#### PARCEL 1

THAT PART OF LOT 5, IN THE RESUBDIVISION OF LOT 2 IN BLOCK 3 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2004 AS DOCUMENT NUMBER 0435719024, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 88 DEGREES 16 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 27.15 FEET, THENCE SOUTH 01 DEGREES 43 MINUTES 43 SECONDS EAST 53.50 FEET TO A POINT ON A SOUTH LINE OF SAID LOT 5; THENCE SOUTH 88 DEGREES 16 MINUTES 17 SECONDS WEST ALONG THE LAST DESCRIBED LINE 27.15 FEET TO A CORNER OF SAID LOT 5; THENCE NORTH 01 DEGREES 43 MINUTES 43 SECONDS WEST ALONG A WEST LINE OF SAID LOT 5 A DISTANCE OF 53.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 22, 2004 AS DOCUMENT NUMBER 0426644060 FOR THE UNIVERSITY VILLAGE HOMEOWNERS' ASSOCIATION, AS AMENDED.

COMMON ADDRESS: 937 WEST COLLEGE PARKWAY

PERMANENT REAL ESTATE TAX INDEX NO(S):

Part of 17-20-232-001-0000