



Doc#: 0531155199 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/07/2005 02:30 PM Pg: 1 of 5

SPECIAL WARRANTY DEED
(Corporation to
Individual)
(Illinois)

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

Above Space For Recorder's Use Only

party of the first part, and Karen A. Walsh
7431 Claridge Drive, Unit B, Bridgeview, IL
(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 first part, by these presents does DEMISE,
RELEASE, ALIEN AND CONVEY unto the party of the second part, and
to 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 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, 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, 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, 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 it WILL WARRANT AND DEFEND,
the said premises, against all persons lawfully claiming, or to
claim the same, by, through or under it, subject to:

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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 and building lines of record; the Illinois Condominium Property Act; the Plat; terms, provisions and conditions of the Declaration of Condominium ownership for concord Commons Condominium, including all amendments and exhibits thereto: 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 plats of subdivision and covenants thereon; acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser; drainage ditches, tiles and laterals, if any; No further remediation letters, recorded in Cook country, Illinois, as document 0504549062; and liens and other matters of the title over which the title company is willing to insure at not cost to party of the second part.

Permanent Real Estate Index Number(s):

Address(es) of real estate: 7431 Claridge Drive, Unit B
Bridgeview, Illinois 60455

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 Asst. Secretary, the day and year first above written.

Concord Homes, Inc., a Delaware corporation

By _____
Its: _____ President

Attest: [Signature]
Asst. Secretary

This instrument was prepared by Brian Meltzer,
1515 E. Woodfield Road, Suite 250, Schaumburg, Illinois 60173
(NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

Deed TO:

DAN NOLAN
(Name)

Karen Walsh
(Name)

Mail To:

10805 Lawler
(Address)
OAK LAWN #1 60453
(City, State and Zip)

7431 Claridge Dr. # B
(Address)
Bridgeview, IL 60455
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

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STATE OF Illinois }
COUNTY OF Cook }

I Michelle A Brown, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jim Vanderploeg personally known to me to be the President of Concord Homes, Inc. (Corporation), and Tammy Albright, personally known to me to be the Assistant Secretary of the 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 the Corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of the managing member of said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1st day of September, 2005

Notary Public *Michelle A. Brown*
Commission expires
OFFICIAL SEAL
Michelle A. Brown
Notary Public, State of Illinois
My Commission Expires 09/22/08

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 Declaration of Condominium Ownership for Concord Commons Condominium (Declaration), aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

KPA

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000018510	REAL ESTATE TRANSFER TAX
	 NOV.-2.05 REVENUE STAMP		00097.75 FP351014
STATE TAX	STATE OF ILLINOIS	# 0000018229	REAL ESTATE TRANSFER TAX
	 NOV.-2.05 COOK COUNTY		00195.50 FP351023

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DWELLING UNIT ³⁸⁸⁷²⁰ IN BRIDGEVIEW PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 6, 7, 8 AND 11 IN BRIDGEVIEW PLACE UNIT 1, BEING A PLANNED UNIT DEVELOPMENT IN SECTION 12, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE ^{3RD} PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 15, ²⁰⁰⁵ DOCUMENT 0516603081, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BRIDGEVIEW PLACE CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0527212307 IN COOK COUNTY, ILLINOIS; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

as

23-12-400-035

Property of Cook County Clerk's Office