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This Document Prepared by and
after Recording return to:



Doc#: 0533322123 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/29/2005 12:28 PM Pg: 1 of 5

MAIL TO
Jenny E. Reis
General Counsel
Belgravia Group, Ltd.
833 N. Orleans Street, Suite 400
Chicago, Illinois 60610

Julie Pearson, J2 NNNT 010 52027 Cook Co.

SPECIAL WARRANTY DEED

THIS INDENTURE made this 19th day of October, 2005, 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 SCHILLACI BIRMINGHAM DEVELOPMENT II 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:	2711 N. Hartland Court 2709 N. Hartland Court 2705 N. Hartland Court 2701 N. Hartland Court 2665 N. Hartland Court 2661 N. Hartland Court 2659 N. Hartland Court 2657 N. Hartland Court 2653 N. Hartland Court

PINs:	14-30-403-157 14-30-403-158 14-30-403-159 14-30-403-160 14-30-403-161 14-30-403-162 14-30-403-163 14-30-403-164 14-30-403-165
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Near North National Title
222 N. LaSalle
Chicago, IL 60601

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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.

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

Grantor reserves to itself and its successors and assigns, and Grantee hereby grants to Grantor and its successors and assigns, the rights and powers set forth on Exhibit "B" attached hereto and made a part hereof and which are included in Article III, Paragraphs 3.01, 3.02. and 3.03 of the Development Agreement dated August 31st, between Grantor as Master Developer, HARTLAND PARK TOWNHOMES LLC, an Illinois limited liability company ("Townhome Developer") and Grantee as Single Family Developer, (the "Development Agreement").

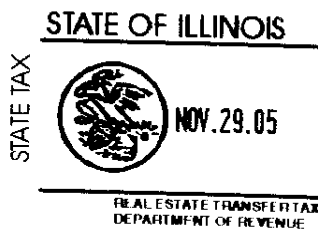
TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

[Execution Page Follows]

City of Chicago
Dept. of Revenue
406432
11/29/2005 12:06 Batch 02553 14

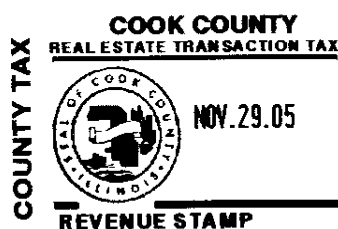


Real Estate
Transfer Stamp
\$27,930.00



STATE TAX
REAL ESTATE TRANSFER TAX
0372400
FP326660

000029112



COUNTY TAX
REAL ESTATE TRANSFER TAX
0186200
FP326670

0000177831

PROPERTY OF COOK COUNTY Clerk's Office

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EXHIBIT A

Legal Description

LOTS SF-15 THROUGH SF-23 INCLUSIVE, 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 SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 20, 2004, AS DOCUMENT NUMBER 0435534098, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT B

TO THAT CERTAIN SPECIAL WARRANTY DEED DATED OCTOBER 19, 2005, CONVEYING 2653 N. HARTLAND COURT, 2657 N. HARTLAND COURT, 2659 N. HARTLAND COURT, 2661 N. HARTLAND COURT, 2665 N. HARTLAND COURT, 2701 N. HARTLAND COURT, 2705 N. HARTLAND COURT, 2709 N. HARTLAND COURT, AND 2711 N. HARTLAND COURT CHICAGO, ILLINOIS.

Power of Attorney.

- (a) Appointment and Acceptance of Power of Attorney. Grantee hereby appoints, designates and creates in Grantor, and its successors and/or assigns, a Power of Attorney on behalf of Grantee for the purposes set forth herein.
- (b) The Power of Attorney. The Power of Attorney is an irrevocable power of attorney to execute, acknowledge, file, register and/or record such instruments as may be desirable or necessary to effectuate the provisions of the Declaration of Covenants, Conditions, Restrictions and Easements for Hartland Park Master Homeowners' Association recorded on October 11, 2005 as Document Number 052418110 and re-recorded on October 12, 2005 as Document Number 0528527027 (the "Master Declaration"), the Planned Residential Development No. 797 (the "Planned Development"), the Plat of Hartland Park Subdivision recorded on December 20, 2004, as Document Number 0435534098 (the "Plat") and any other documents associated with the foregoing. By acceptance of this Indenture, Grantee hereby confers onto Grantor this Power of Attorney, without further written consent, and hereby authorizes Grantor to enter into any contracts, applications permits, utility agreements, leases, agreement, dedications, grants, tax divisions, easements to adjacent property owners, other easements, releases, subdivisions or resubdivisions, amendments to the Planned Development (including, but not limited to, any amendments to the Planned Development to include additional adjacent property), the Master Declaration and the Plat which will affect the use of the Property after the date hereof. If requested by Grantor, Grantee agrees to execute and deliver to Grantor a Power of Attorney further memorializing Grantor's authority to act on Grantee's behalf for these matters without obtaining Grantee's signatures for the same. This Power of Attorney shall apply to Grantee's successors in title including any mortgagees or any individual, partnership, corporation, limited liability company, trust or other entity whomsoever. The rights of Grantor to act pursuant to rights reserved or granted herein shall terminate at such time as neither Grantor, Hartland Park Townhomes LLC or Hartland Park II LLC holds or controls title to any Lot (as defined in the Master Declaration) under construction or intended by Grantor to be constructed upon the Development Site (as defined in the Master Declaration) and/or the Common Areas (as defined in the Master Declaration).
- (c) Reservation of Rights and Deed Restriction. Each deed, mortgage, trust deed, or other evidence of obligation affecting the Property or conveyance of any portion of the Property upon the acceptance thereof shall be deemed to be a grant and acknowledgement of and a covenant and reservation of the power of Grantor to act pursuant to this Indenture. Grantee shall disclose to all of its purchasers the reservation of rights to Grantor as set forth herein and shall put said reservation of rights in any subsequent deed to a purchaser of the Property.

