

# UNOFFICIAL COPY

**SPECIAL WARRANTY**  
**DEED**  
**TENANCY BY THE ENTIRETY**

GRANTOR,  
WRIGHTWOOD-  
PAULINA, LLC, an Illinois  
limited liability company,  
having its principal place of  
business at 900 N. North  
Branch, Chicago, Illinois  
60622, for and in  
consideration of Ten and  
No/100 Dollars (\$10.00) and  
other good and valuable  
consideration in hand paid, does hereby

REMISE, RELEASE, ALIEN AND CONVEY to the grantee(s),

ASSAF PAZNER AND NURIT PAZNER, his wife, 3660 N. Lakeshore Drive, #4513, Chicago,  
Illinois, the following described real estate, to wit (the "Property"):

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Permanent Index Nos: 14-30-403-097-0000  
Commonly Known As: 2608 N. Paulina, Chicago, Illinois 60614

TO HAVE AND TO HOLD said premises as husband and wife, NOT in Tenancy in Common NOR  
as Joint Tenants, but as TENANTS BY THE ENTIRETY, forever.

SUBJECT TO: (1) General real estate taxes for 2005 and subsequent years; (2) Terms, provisions,  
covenants, conditions and restrictions contained in and rights and easements established by the  
Declaration of Ownership and of Easements, Restrictions, Covenants and By-Laws for the Columbia  
Place South Homes Owners' Association recorded August 14, 2004 as Document No. 0416639115,  
as amended from time to time; (3) Terms, Conditions, Restrictions and Covenants Contained in the  
Access Easement Agreement (Common Area) dated June 4, 2004 and Recorded June 14, 2004 as  
Document No. 0416639119; (4) Terms, Conditions, Restrictions and Covenants Contained in the  
Access Easement Agreement (Easement Parcel) dated June 4, 2004 and Recorded June 14, 2004 as  
Document No. 0416639120; (5) Environmental Disclosure Document for Transfer of Real Property  
Recorded November 21, 1991 as Document 91612394; (6) Applicable zoning and building laws and  
ordinances and other ordinances of record; (7) Acts done or suffered by Purchaser or anyone  
claiming by, through or under Purchaser; (8) Utility Easements, if any, whether recorded or  
unrecorded; (9) Covenants, conditions, restrictions easements and agreements of record; and (10)  
Liens and other matters of title over which the Title Company is willing to insure without cost to  
Grantee, provided none of the foregoing materially adversely affect Grantee's use of the Property  
as a single family residence.



Doc#: 0534740140 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/13/2005 12:43 PM Pg: 1 of 4

*This space reserved for Recorder's use only.*

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Box 400-CTCC


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And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee(s), their 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 FOREVER DEFEND.


IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the 6<sup>th</sup> day of December, 2005

**WRIGHTWOOD-PAULINA, LLC**  
an Illinois limited liability company


By:   
James D. Letchinger, its Managing Member

STATE TAX  
  
STATE OF ILLINOIS  
DEC. 12.05  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000004304  
REAL ESTATE TRANSFER TAX  
00819.00  
FP 103024

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
DEC. 12.05  
REVENUE STAMP

# 0000002288  
REAL ESTATE TRANSFER TAX  
00409.50  
FP 103022

CITY TAX  
CITY OF CHICAGO  
  
DEC. 12.05  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000002834  
REAL ESTATE TRANSFER TAX  
06142.50  
FP 103023



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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

THE EAST 122.00 FEET OF LOT 2, LYING SOUTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF AT A POINT 101.66 FEET NORTH OF THE SOUTHEAST CORNER THEREOF AND LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF AT A POINT 83.66 FEET NORTH OF SAID SOUTHEAST CORNER IN THE NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER COMMON AREAS AS CREATED BY THE DECLARATION OF OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE COLUMBIA PLACE SOUTH HOMES OWNERS' ASSOCIATION RECORDED AS DOCUMENT 0416639115:

AFFECTS THE WEST 18 FEET OF THE EAST 140 FEET OF THE SOUTH 675 FEET OF LOT 2 AFORESAID.

### PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS TO PAULINA STREET OVER THE "EASEMENT PARCEL" AS CREATED BY THE ACCESS EASEMENT AGREEMENT RECORDED AS DOCUMENT 0416639120.

AFFECTS THE EAST 122 FEET OF THE SOUTH 675 FEET OF LOT 2, LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF AT A POINT 640.85 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, IN AFORESAID SUBDIVISION.