SPECIAL WARRANTY DEED OF THE COPY

Prepared by:

Allen B. Glass, Esq.

55 E. Jackson Blvd. #500

Chicago, IL 60604

After Recording,

KO MERHAN

Mail To:

COULD & RATNER

222 N LA SAUE ST. SUITE 800

CHICAGO, 16 60601

Doc#: 0610041097 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 04/10/2006 11:55 AM Pg: 1 of 3

KNOW ALL MEN BY THESE PRESENTS that ESTATE HOMES OF LINCOLN PARK COMMONS LLC, an Illinois Limited Liability Company (the "Grantor") for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars in cash and other good and valuable consideration, in mand paid, by THOMAS L. FRITZLEN and JERRICE A. FRITZLEN, husband and wife, of 57 E. Delaware, Chicago, IL 60611 (collectively the "Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents occor GRANT, BARGAIN, SELL and CONVEY unto Grantee, not as Tenants in Common, and not as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following described property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as:

630 W. Drummond PcAce Chicago, IL 60614

P.I.N. 14-28-304-037-0000

(the "Property") subject to the matters listed on Exhibit "A" attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding and enforceable against the Property (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenences thereto in any way belonging, subject to the Permitted Encumbrances, unto Grantee, his successors, heirs, legal representatives, administrators and assigns, FOREVER; and the Grantor hereby does bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular he rights and appurtenances thereto in any way belonging, unto Grantee, his successors, legal representatives and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) taxes for the year 2005 and thereafter, which have been prorated as agreed by Grantor and Grantee.

EXECUTED the

th day of March 2006.

ESTATE HOMES OF LINCOLN PARK COMMONS LLC

JANA C

an Illinois Limited Liability Company

y: ____

Authorized Manager

UNOFFICIAL COPY



STATE OF ILLINOIS}

COUNTY OF COOK}

The uncleisigned, ALLEN B. GLASS, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that STUART ROSE, personally known to me to be the authorized Manager of ESTATE HOMES CF LINCOLN PARK COMMONS LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he as such Manager, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.)x Coot Cou

GIVEN under my hand and official seal

day of March 2006.

Notary Public

My commission expires:

OFFICIAL SEAL ALLEN B GLASS NOTARY PUBLIC - STATE OF ILLINOIS

-76/4'S O/5/CO

City of Chicago

Dept. of Revenue

427493

Real Estate Transfer Stamp \$17,250.00

04/05/2006 10:16 Batch 00771 67

STATE OF ILLINOIS APR.-7.06

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



FP326669



REAL ESTATE 000018698′ TRANSFER TAX 0115000 FP326670

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EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF 630 W. DRUMMOND CHICAGO, IL 60614

P.I.N. 14-28-304-037-0000

PARCEL 1:

LOT 3 IN LINCOL'N PARK CLUB SUBDIVISION, RECORDED JULY 9, 2002 AS DOCUMENT 0020703722 AND RE-RECORDED JULY 19, 2002 AS DOCUMENT 0020790850, BEING A P.E-SUBDIVISION OF VARIOUS LOTS, PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT(S) FOR WALKWAYS, UTILITIES AND STORM WATER DETENSION, PRIVATE AND PUBLC DRIVE COURT EASEMENT, INGRESS/EGRESS EASEMENT, ALL AS FURTHER DEFINED AND SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTION'S FOR THE LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION RECORDED JANUARY 15, 2002 AS DOCUMENT 0020061321, AND AS AMENDED FROM TIME TO TIME.

THIS DEED IS SUBJECT TO:

- 1. Current non-delinquent real estate taxes and taxes for subsequent $y \in ars$,
- 2. The Declaration, including any and all amendments or exhibits thereto;
- 3. Public, private and utility easements;
- 4. Covenants, conditions, restrictions of record;
- 5. Applicable zoning and building laws, building lines, ordinances and restrictions
- 6. Roads and highways, if any;
- 7. Acts done or suffered by the Purchaser; and
- 8. Purchaser's mortgage.