

# UNOFFICIAL COPY



Doc#: 0613255045 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/12/2006 11:15 AM Pg: 1 of 5

1583

SPECIAL WARRANTY DEED  
(Limited Liability  
Company to Individual)  
(Illinois)

THIS INDENTURE, made  
this 1st day of  
April, 2006 between  
Lennar Communities of  
Chicago LLC, a limited  
liability Company  
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, and Concord

Above Space for Recorder's use Only

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, together party of  
the first part,

and David Friedman, 6156 Washington Ct., Morton Grove, 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 Managing Member 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 Trafalgar Square Townhome ("Declaration"), 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 judgments against Purchaser, or anyone claiming under Purchaser; drainage ditches, tiles and laterals, if any; liens and other matters of title over which the title company is willing to insure at no cost to party of the second part; and cost sharing agreement (as defined in the Declaration).

Permanent Real Estate Index Number(s): 16-20-301-027 underlying  
Address(es) of real estate: 6156 Washington Ct.  
Morton Grove, Illinois 60053

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 to by the Asst. Secretary of its Managing Member, the day and year first above written.

Lennar Communities of Chicago LLC, an Illinois limited liability company

By: Concord Homes, Inc., a Delaware corporation,  
Its Manager

By: [Signature]  
Its: President

Attest: [Signature]  
Asst. Secretary

And

Concord Homes, Inc., a Delaware corporation which is joining in the execution of this deed for the purposes of conveying all its interests in the improvements situated on the property described herein and fulfilling its obligations under its contract with party of the second part,

By: [Signature]  
Its: President

Attest: [Signature]  
Its: Asst Secretary

This instrument was prepared by Brian Meltzer,  
1515 E. Woodfield Rd, Suite 250, Schaumburg, Illinois 60173

SEND SUBSEQUENT TAX BILLS TO:

David Friedman  
(Name)  
Mail 197 Stafford Dr.  
To: (Address)

(Name)  
Wheeling IL 60090  
(Address)

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STATE OF Illinois }

COUNTY OF Cook }

I Barbara A. Kimberley, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Wozniak personally known to me to be the <sup>1/2</sup>President of Concord Homes, Inc. (Corporation), and Tammy Albright, personally known to me to be the Assistant Secretary of the Corporation which is the Managing Member of Lennar Communities of Chicago, LLC, an Illinois limited liability company (the "Company"), 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 <sup>Vice</sup>President and Assistant Secretary, they signed and delivered the said instrument 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 April, 2006.

NOTARY PUBLIC  
 BARBARA A. KIMBERLEY  
 1111 N. LAKE ST. SUITE 1000  
 CHICAGO, IL 60610  
 (773) 331-1111

*Barbara M. Kimberley*  
 Notary Public

Commission expires 3-12-06

**UNOFFICIAL COPY****EXHIBIT A**

Title Company to affix their legal here:

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
 NO. 07172 AMOUNT \$ 1,122.00 DATE 4-12-06  
 ADDRESS: 16156 Washington  
(VOID IF DIFFERENT FROM DEED)  
 BY: [Signature]

**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 Trafalgar Square Townhome (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.

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Untitled

UNIT 22-2 IN TRAFALGAR SQUARE TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF A PORTION OF LOTS 1 - 24, INCLUSIVE IN TRAFALGAR SQUARE, BEING A RESUBDIVISION OF PARTS OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED 01-18-2006 AS DOCUMENT 0601819080, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. (S) : 10-20-301-027 underlying  
TOWNSHIP : NILES  
VOLUME NUMBER : 117


800066

Property of Cook County Clerk's Office

KDA

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



MAY. 11.06


REVENUE STAMP

REAL ESTATE TRANSFER TAX
00187.00
FP103046

# 0000000223

STATE TAX

**STATE OF ILLINOIS**  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE



MAY. 11.06

REAL ESTATE TRANSFER TAX
00374.00
FP 103043

# 0000000244