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Doc#: 0615755219 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/06/2006 12:01 PM Pg: 1 of 5

183

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

NAT # 80007

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

Above Space For Recorder's Use Only

and 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,
together party of the first part
and Cindy Lee, 6148 Washington Court, 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:

5+

NAT

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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 judgements 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): 10-20-301-027
Address(es) of real estate: 6148 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 Vice 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: Vice 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: Vice 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:

Andy Lee, 6148 Washington Ct., Morton Grove, IL 60053

Mail (Name) 500 SONG ST. #200 (Name)
To: (Address) CHICAGO IL 60625 (Address)

STATE OF Illinois }

COUNTY OF Cook }

I Barbara M. 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 ^{Via} 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 ^{Via} President and Assistant Secretary, they signed and delivered the said instrument pursuant to authority, given by the Board of Directors of the Corporation and of the Managing Member of the Company as their free and voluntary act, and as the free and voluntary act and deed of the Corporation and the Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1st day of April, 2006.

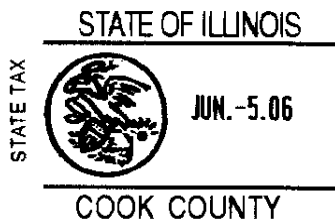
NOTARY PUBLIC
STATE OF ILLINOIS
BARBARA M. KIMBERLEY
1000 N. LAUREL ST.
CHICAGO, ILL. 60642
TEL: 312.329.1234
FAX: 312.329.1235

Barbara M. Kimberley
Notary Public

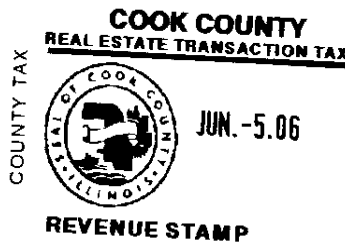
Commission expires

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KDA



# 0000005930	REAL ESTATE TRANSFER TAX
	0037900
	FP351010



# 0000005470	REAL ESTATE TRANSFER TAX
	0018950
	FP351019

EXHIBIT A

Title company to affix their legal here:

The party of the first part also hereby grants to the party of the second part 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 the party of the first part 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.

PERMANENT INDEX NUMBERS: Part of

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 02216 AMOUNT \$ 1137.00 DATE 5-1-06

ADDRESS 6148 Washington Ct -
(VOID IF DIFFERENT FROM DEED)

BY Joyce Burns

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UNIT 21-5 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 -AFFECTS LOTS 2-8 AND LOTS 10, 11,
: 22 AND 23 OF UNDERLYING LAND

TOWNSHIP : NILES
VOLUME NUMBER : 117

800071

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