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Doc#: 0617155004 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/20/2006 09:02 AM Pg: 1 of 4

316129

SPECIAL WARRANTY DEED
(Corporation to
Individual)
(Illinois)

THIS INDENTURE, made
this 1st day of
May, 2006
between 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

Above Space For Recorder's Use Only

the State of Illinois party of the first part, and Linda Stuart, 241
Hanbury Dr., Des Plaines, 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 Board
of Directors 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:

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

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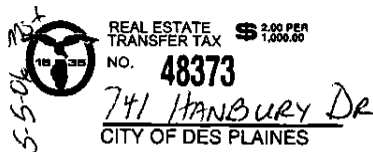
conditions and building lines of record and party wall rights and building lines of record; the Illinois Condominium Property Act; the Plat; terms, provisions and conditions of the Declaration of Condominium ownership for concord Commons Condominium, including all amendments and exhibits thereto: applicable 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; No further remediation letters, recorded in Cook country, Illinois, as document 0504549062; and liens and other matters of the title over which the title company is willing to insure at not cost to party of the second part.

Permanent Real Estate Index Number(s):

Address(es) of real estate: 741 Hanbury Dr. Des Plaines, Illinois 60016

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 by its Asst. Secretary, the day and year first above written.

Concord Homes, Inc., a Delaware corporation



By: [Signature]
Its: Vice President
Attest: [Signature]
Asst. Secretary

This instrument was prepared by Brian Meltzer,
1515 E. Woodfield Road, Suite 250, Schaumburg, Illinois 60173
(NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:
Linda Stewart _____
(Name) (Name)
Mail 741 Hanbury _____
To: (Address) (Address)
Des Plaines IL 60016
(City, State and Zip) (City, State and Zip)

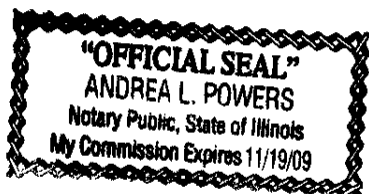
OR RECORDER'S OFFICE BOX NO _____

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STATE OF Illinois }COUNTY OF Kane }

I Andrea L. Powers, 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 Vice President of Concord Homes, Inc. (Corporation), and Tammy Albright, personally known to me to be the Assistant Secretary of the Corporation, 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 Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of the Corporation to be affixed thereto, 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 May, 2006



Andrea L. Powers
Notary Public

Commission expires 11/19/09

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Exhibit A

396129

DWELLING UNIT 12-2 IN CONCORD COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: ALL OR PARTS OF PARCELS IN THE FINAL PLANNED UNIT DEVELOPMENT CONCORD COMMONS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF LOT "A" IN BENJAMIN CONSOLIDATION OF PART OF THE NORTHWEST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR CONCORD COMMONS CONDOMINIUM, RECORDED JUNE 16, 2005 IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0516703080, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NO. (S) : 09-18-215-006 (AFFECTS UNDERLYING LAND)

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 Concord Commons Condominium (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.

FP 103046
0017275
REAL ESTATE TRANSFER TAX

0000000531

REVENUE STAMP

JUN 14 06




COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX

STATE OF ILLINOIS

STATE TAX



JUN. 14. 06

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0034550

FP 103043

0000000531