

UNOFFICIAL COPY

480639
10f3

SPECIAL WARRANTY DEED



0619304220

Doc#: 0619304220 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/12/2006 03:15 PM Pg: 1 of 3

THIS SPECIAL WARRANTY DEED, made this 13th day of June, 2006 by **38th Street Townhomes LLC**, an Illinois 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, Grantor, of the City of Chicago, County of Cook, State of Illinois, and **Yuki**

Xue Juan Cao, having an address of 2602 S. Emerald, Chicago, Illinois, Grantee.

WITNESSETH, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE ALIEN AND CONVEY** unto the Grantee, their successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described as follows:

Legal Description: See Exhibit A attached

PIN: 16-35-407-047, 16-35-407-049, 16-34-407-050 (underlying land only)

Address of Real Estate: 3553 W. 38th Street, Unit 2, Chicago, Illinois

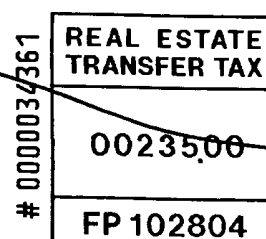
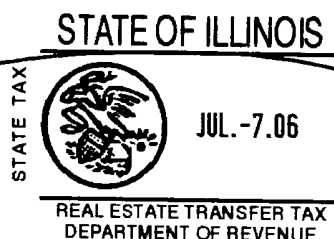
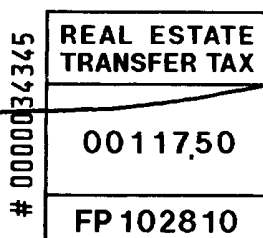
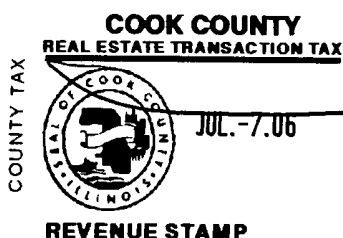
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor also hereby grants to the Grantee, their successors and assigns, all rights and easements appurtenant to the subject premises described herein, the rights and easements for the benefit of said unit set forth in the declaration of townhome; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the said Premises hereby granted are, or may be,

STEWARD FILE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

36C



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION:

ALL THAT PART OF LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, AND 23, INCLUSIVE, IN BLOCK 1 IN C.B. HOSMER'S SUBDIVISION OF BLOCK 21 IN JAMES H. REES' SUBDIVISION OF THE SOUTHEAST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL IN SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF WEST 38TH STREET EXCEPTING THEREFROM THE EAST 10 FEET OF LOT 11, THAT PART TAKEN FROM LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, AND 23 FOR THE WIDENING OF WEST 38TH STREET AND EXCEPT THE WEST 9.0 FEET OF SAID LOTS 23 AND THAT PORTION OF SAID LOT 23 LYING NORTH OF THE HEREINAFTER DESCRIBED "LINE A". LINE "A" BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 23 IN BLOCK 1 IN C.B. HOSMER'S SUBDIVISION AFORESAID; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 52.81 FEET TO A POINT ON THE WEST LINE OF LOT 24 IN BLOCK 1 IN C.B. HOSMER'S SUBDIVISION AFORESAID, SAID POINT BEING 17.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 24, AND THERE TERMINATING ALL OF THE ABOVE TAKEN AS A TRACT.

AND EXCEPT THAT PORTION OF AFORESAID LOTS CURRENTLY IN USE FOR VEHICLES AND PEDESTRAIN TRAFFIC, RECORDED JUNE 07, 2006, AS DOC. NO. 0616834001, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 124.00 FEET ALONG THE EAST LINE OF TRACT TO THE SOUTH LINE OF WEST 38TH STREET; THENCE NORTH 89 DEGREES 58 MINUTES WEST ALONG THE SOUTH LINE OF WEST 38TH STREET 28.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 44 MINUTES 33 SECONDS WEST 43.00 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 43 SECONDS WEST 22.14 FEET; THENCE SOUTH 81 DEGREES 57 MINUTES 47 SECONDS WEST 81.67 FEET; THENCE SOUTH 87 DEGREES 38 MINUTES 24 SECONDS WEST 58.05 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 21 SECONDS WEST 74.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 15.14 FEET TO "LINE A"; THENCE NORTH 71 DEGREES 14 MINUTES 53 SECONDS EAST 16.90 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS EAST 261.65 FEET TO THE POINT OF BEGINNING.

PART OF TRACT (3553-2)

THAT PART OF TRACT DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF TRACT; THENCE NORTH 89 DEGREES 58 MINUTES 15 SECONDS WEST 306.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 48.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 22.16 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 54 SECONDS EAST ALONG THE CENTERLINE OF PARTY WALL (AND EXTENDED LINE THEREOF) 74.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 22.16 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 54 SECONDS WEST ALONG THE CENTERLINE OF PARTY WALL 74.00 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 3553 W. 38TH STREET, UNIT 2, CHICAGO, IL

PIN: 16-35-407-049, 16-35-407-050, 16-35-407-047 (underlying land only)

UNOFFICIAL COPY

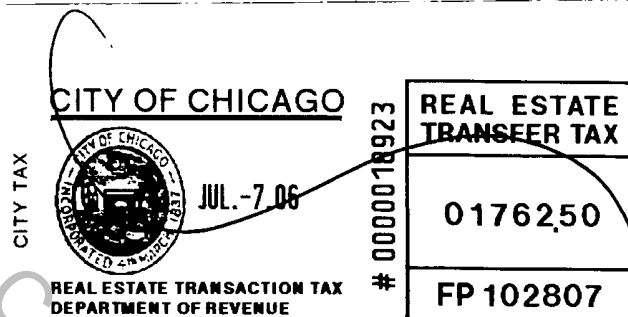
in any manner encumbered or charged except as herein recited; it **WILL WARRANT AND DEFEND** against all persons lawfully claiming, or who claim the same, by, through or under it, subject to: (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration of Restrictions, Easements, Covenants, Party Wall Rights and Maintenance for the **38th STREET TOWNHOME ASSOCIATION**, (the "Association") recorded in the Office of the Cook County Recorder of Deeds on 6/13, 2006 as Document number 0616445130 to itself and its successors and assigns, for the benefit of said Unit set forth in the Declaration of Townhome, of the rights and easements set forth in the Declaration; (d) utility easements of record, provided the Premises does not encroach thereon; (e) party wall rights and agreements; (f) roads and highways; (g) all licenses to the common elements; (h) acts done or suffered by Grantee or anyone claiming by through or under Grantee; and such other matters as to which the Title Insurer commits to insure grantee against loss or damage.

IN WITNESS WHEREOF, This Special Warranty Deed is executed this 13th day of June, 2006

38th Street Townhomes LLC

By: Anthony F. DeGrazia, Managing Member

STATE OF ILLINOIS }
 } SS.
 COUNTY OF COOK }

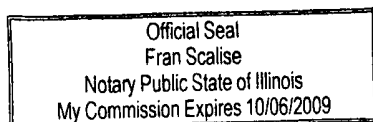


I, undersigned, in and for said County in the State of Illinois DO HEREBY CERTIFY that Anthony F. DeGrazia, Managing Member of 38th Street Townhomes LLC, an Illinois Limited Liability Company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary acts, and as the authorized, free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 13th day of June, 2006

Fran Scalise

Notary



Prepared by:
 Richard Indyke
 221 N. LaSalle St., Suite 1200
 Chicago, Illinois 60601

Return to:

Philip Chow
2323 S. WENTWORTH
CHICAGO, IL 60616