



Doc#: 0621242166 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/31/2006 01:23 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE GRANTOR

RS Homes I 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, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid, **GRANTS, WARRANTS** and **CONVEYS** to

Jeffrey Piehl and Kimberli Piehl
husband and wife, not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety
3811 Michiana Drive, Michiana Shores, IN 46360

See Exhibit "A" attached hereto and made a part hereof (the "Real Estate").

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 Real Estate set forth in that certain The 1205-1231 West Arthington Townhomes Declaration ("**Declaration**") aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said 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 said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Member this 24th day of July, 2006.

RS HOMES I LLC,
an Illinois limited liability company

By: ABLA HOMES LLC,
a Delaware limited liability company, its
sole Member

By: LR ABLA LLC,
a Delaware limited liability company,
its Manager

By: LR Development Company LLC,
a Delaware limited liability company, its sole Member

By: [Signature]
Its: Assistant Vice-President

MAIL TO:

Christopher J. Dilger, Esq.
(Name)
835 West Higgins Road
(Address) City, State & Zip)
Schaumburg, IL 60195
(City, State & Zip)

SEND SUBSEQUENT TAX BILLS TO:

Jeffrey A. Piehl and Kimberli Piehl
(Name)
1207 West Arthington Street, Chicago, Illinois 60607
(Address) (City, State & Zip)

1.0 F36ms
E-G
AC0604242
STZ

Box 334

3/8

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK. I, Andrea M. Janes, a Notary Public, in the County and State aforesaid, **DO HEREBY CERTIFY**, THAT Jacalyn M. Guon, Assistant Vice-President of LR Development Company LLC, a Delaware limited liability company, as sole Member of Lake Shore, L.L.C., an Illinois limited liability company, as sole Member of RS Homes I LLC, an Illinois limited liability company, 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 severally acknowledged that he signed, on behalf of said limited liability company, on behalf of said limited liability company, on behalf of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of July, 2006.

Andrea M. Janes
NOTARY PUBLIC

Commission expires 02/24/2007

"OFFICIAL SEAL"
ANDREA M. JANES
Notary Public, State of Illinois
My Commission Expires 02/24/2007

STATE OF ILLINOIS
STATE TAX
JUL. 28. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
000006676
REAL ESTATE TRANSFER TAX
00589.00
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
JUL 28 06
REVENUE STAMP
0000056711
REAL ESTATE TRANSFER TAX
00294.50
FP 102802

CITY OF CHICAGO
CITY TAX
JUL. 28. 06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
000011271
REAL ESTATE TRANSFER TAX
04417.50
FP 102805

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EXHIBIT "A" TO SPECIAL WARRANTY DEED

PARCEL 1: LOT 3 IN RESUBDIVISION OF LOTS 3 AND 4 OF PLAT 1 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BUCKLEYS SUBDIVISION, PART OF MACALASTER'S SUBDIVISION, AND SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO, PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS SET FORTH IN AND CREATED BY THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE 1205-1231 WEST ARTHINGTON TOWNHOMES AS RECORDED AS DOCUMENT NUMBER 0619534100.

This deed is subject to the following permitted exceptions:

- (1) Current, non-delinquent real estate taxes and real estate taxes for subsequent years;
- (2) Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments;
- (3) The Declaration including all amendments and exhibits thereto;
- (4) Public, private and utility easements, including without limitation any easements established by, or implied from, the Declaration and any amendments thereto;
- (5) Covenants, conditions, and restrictions of record;
- (6) Applicable zoning and building laws, ordinances and restrictions;
- (7) Encroachments, if any, which do not materially, adversely impair the use and enjoyment of the townhome unit as a residence;
- (8) Installments due after the date of the Closing for assessments established pursuant to the Declaration;
- (9) Matters over which the Title Company is willing to insure;
- (10) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (11) Grantee's mortgage, if any.

Property Address: 1207 West Arthington Street, Chicago, Illinois 60607
 Permanent Index Number(s): 17-17-343-004-0000 AND 17-17-323-005 (affects subject property and other land for 2005 and beyond)