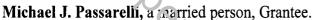
83/38H1

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 18th day of July, 2006 by 51st 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





Doc#: 0623402267 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 08/22/2006 01:39 PM Pg: 1 of 3

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, ALYEN 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

Suite 625 Chicago, IL 60602 312=649=4245

Permanent Real Estate Index Number:

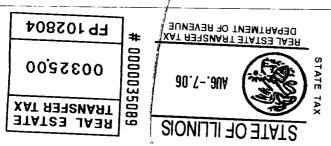
STEWART TITLE OF ILLINOIS
2 N. LASAILS SUBJECTIVOIS

Address of Real Estate: 3860 W. 51st Street, Unit 6, Chicago, Il'inois

Together with all and singular the hereditaments and appurtenances the cunto belonging, or in any wise appertaining, and the revision and reversions, remainder and remainders, reme, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Granter 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, its successors and assigns, as rights and easements appurtenant to the subject unit and parking space 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,



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in any manner encumbered or charged except as herein recited; and that said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, 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 or record or contained in the Declaration and a reservation by the 51st STREET TOWNHOME ASSOCIATION, (the "Association") recorded in the Office of the Cook County Recorder of Deeds on October 28, 2005 as Document number 0530103037 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 records, 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 Algorithms of Tolg 2006

51st Street Townhomes LLC

By: Anthony DeGrazia, Managing Men ber

STATE OF ILLINOIS

SSS.

COUNTY OF COOK

STORY OF COOK

STATE OF CHICAGO

REAL ESTATE TRANSFER TAX

02437.50

FP 102807

I, undersigned, in and for said County in the State aforesaid DO HEREBY CERTIFY that Anthony DeGrazia, Managing Member of 36th 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 acknowledge (that he signed and delivered the said instrument as his own free and voluntary acts, and as the authorized, fire and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

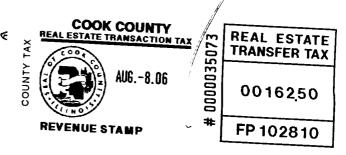
GIVEN under my hand and seal this 18th day of July 2006

Michael Janoff
Notary

"OFFICIAL SEAL"

MICHELLE YANOFF
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/2/2010

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



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LEGAL DESCRIPTION

THAT PART OF LOT 22 (EXCEPT THE EAST 263.51 FEET THEREOF, AND EXCEPT THE SOUTH 33 FEET THEREOF) AND LOT 23 (EXCEPT THE SOUTH 33 FEET THEREOF EXCEPT THE WEST 149.67 FEET AS MEASURED ALONG A LINE 33.00 FEET NORTH OF THE ORGINAL SOUTH LINE THEREOF) IN THE SUPERIOR COURT PARTITION OF PART OF THE SOUTHWEST OUARTER OF THE NORTHWEST QUARTER SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS;

COMMENCE G AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCE; THENCE NOR7H 00 DEGREES 00 MINUTES 00 SECONDS EAST, 70.14 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 52 SECONDS WEST, 53.00 FEET TO THE POIONT OF BEGINNING: THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 52 SECONDS WEST, 22.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 59 SECONDS EAST, 01.00 FEET; THENCE SOUTH 30 DEGREES 36 MINUTES 01 SECONDS EAST, 22.00 FEET; IENCE DINT OF BEGIN.

JOTE:
3EARINGS ARE BASED ON AN ASSUME.
00 SECONDS EAST FOR THE NORTH LINE OF ...

3864 W. 51ST STREET, UNIT 3, CHICAGO ILLINGS

114-048 (underlying land only) THENCE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, 02.17 FEET TO THE

BEARINGS ARE BASED ON AN ASSUMEL BEARING OF NORTH 90 DGREES 00 MINUTES