

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)



Doc#: 0624820078 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/05/2006 08:30 AM Pg: 1 of 4

## Ticor Title Insurance

THIS INDENTURE, made  
this 1st day of August, 2006,  
between Parc Chestnut L.L.C.,  
a limited liability company 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,  
party of the first part,

ABOVE SPACE FOR RECORDER'S USE ONLY

and Georgia Kakis, 849 N. Franklin, Unit 807, Chicago, IL 60610, an individual  
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 party 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 encumbered or charged,  
except as herein recited; and that the 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) 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; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants,  
restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Illinois  
Condominium Property Act; (e) terms, provisions and conditions of the Declaration of Condominium  
Ownership for Parc Chestnut Condominium, including all amendments and exhibits thereto; (f) applicable  
zoning and building laws and ordinances; (g) roads and highways, if any (h) unrecorded public utility  
easements, if any; (i) Purchaser's mortgage, if any; (j) plats of dedication and covenants thereon; (k) acts  
done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (l) liens and  
other matters of title over which the Title Company, as hereinafter defined, is willing to insure without  
cost to Purchaser

TICOR TITLE 585763

Permanent Real Estate Index Number(s): 17-04-443-013-0000  
Address(es) of real estate: 849 N. Franklin, Dwelling Unit #807, Chicago, Illinois 60610

17-04-445-014  
-001  
-002  
-006

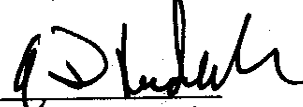
BOX 15

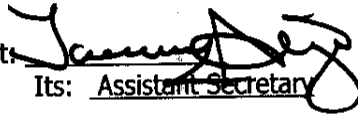
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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Member, the day and year first above written.

PARC CHESTNUT L.L.C., an Illinois limited liability company

By: Concord Homes, Inc., a Delaware corporation, d/b/a Lennar, its Managing Member

By:   
Its: Vice President

Attest:   
Its: Assistant Secretary

This instrument was prepared by:

Brian Meltzer  
Meltzer, Purtil & Stelle LLC  
1315 E. Woodfield Road 2<sup>nd</sup> Floor  
Schaumburg, IL 60173

MAIL TO:

GREG SULTAN 5-460  
(Name)

1601 SHERMAN #200  
(Address)

EVANSTON, IL 60201  
(City, State and Zip)

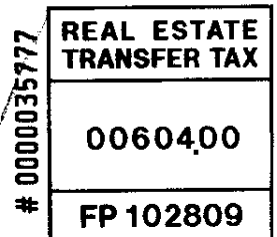
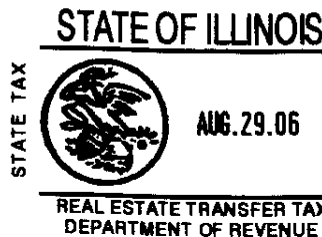
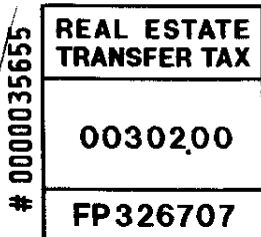
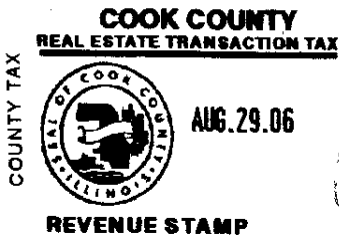
SEND SUBSEQUENT TAX BILLS TO:

G. KRUIS  
(Name)

849 N. PRAIRIE #807  
(Address)

CHICAGO, IL 60610  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_



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STATE OF Illinois }

ss.

COUNTY OF KANE }

I, Andrea L. Powers, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that <sup>DAVID RADOMSKI</sup> ~~John Wozniak~~ personally known to me to be the Vice President of and Tammy Albright, personally known to me to be the Assistant Secretary of Concord Homes Inc., a Delaware corporation, which is the Managing Member of Parc Chestnut L.L.C., an Illinois limited liability company ("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 acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act, and as the free and voluntary act and deed of the Company, for the uses and purposes therein set forth.

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

Andrea L. Powers  
 Notary Public

Commission expires 11/19/09



CITY TAX  
 CITY OF CHICAGO  
 AUG. 29. 06  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0209250                  |
| FP 102803                |

# 0000001388

CITY TAX  
 CITY OF CHICAGO  
 AUG. 28. 06  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0243750                  |
| FP 102803                |

# 0000001309

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## EXHIBIT A

PARCEL 1: DWELLING UNIT 807 IN THE PARC CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1:

LOTS 10 TO 18 IN STORR'S SUBDIVISION OF BLOCK 30 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUB-PARCEL 2:

THE WEST 26 FEET OF LOT 3, ALL OF LOTS 4 TO 10 AND THE WEST 26 FEET OF LOT 11 ON THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 3:

ALL OF THE NORTH-SOUTH 10 FOOT WIDE VACATED ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 10 AND SAID WEST LINE OF LOT 4 PRODUCED NORTH 18 FEET AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 5 TO 9 ALSO ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 10, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 AND LYING WEST OF AND ADJOINING THE WEST LINE OF THE EAST 18 FEET OF SAID LOT 4 PRODUCED NORTH 18 FEET ALL IN THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 4:

ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 10 AND THE WEST 26 FEET OF LOT 11, LYING NORTH OF THE NORTH LINE OF LOT 4 AND THE WEST 26 FEET OF LOT 3, LYING WEST OF A LINE EXTENDING NORTH FROM THE NORTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 3 TO THE SOUTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 11 AND LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE WEST 18 FEET OF LOT 4, ALL IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; which survey is attached as Exhibit "C" to the Declaration of Condominium Ownership for Parc Chestnut Condominium recorded as Document No 061391612 (the "Declaration"), together with its undivided percentage interest in the common elements.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 189T, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION.

Grantor also hereby grants to 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, 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.