

UNOFFICIAL COPY

THIS INDENTURE, made
this 1st day of
August, 2006, between
Lennar Communities of
Chicago, 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, and
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 the state of



Doc#: 0625149058 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/08/2006 10:14 AM Pg: 1 of 4

NAT SOURCE

Above Space for Recorder's Use Only

Illinois, together party of the first part,
and Chris U. Chi & Hyur S. Chi, as husband & wife, 6120 Washington
Court, Morton Grove, IL (NAME AND ADDRESS OF GRANTEE)

party of the second part, not in joint tenancy, but as tenants by the
entirety, 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 first part, by these presents
does DEMISE, RELEASE, ALIEN AND CONVEY unto the party of the second
part, not in tenancy in common, or in joint tenancy, but as tenants by
the entirety, and to their 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, their 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, their 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:

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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 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 Trafalgar Square Townhome ("Declaration"), 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; liens and other matters of title over which the title company is willing to insure at no cost to party of the second part; and cost sharing agreement (as defined in the Declaration).

Permanent Real Estate Index Number(s): 10-20-301-027
Address(es) of real estate: 6120 Washington Court, Morton Grove, Illinois 60053

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 President, and attested to by the Asst. Secretary of it's Managing Member, the day and year first above written.

Lennar Communities of Chicago LLC, an Illinois limited liability company

By: Concord Homes, Inc., a Delaware corporation,
Its Manager

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

And Concord Homes, Inc., a Delaware corporation which is joining in the execution of this deed for the purposes of conveying all its interests in the improvements situated on the property described herein and fulfilling its obligations under its contract with party of the second part.

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

This instrument was prepared by Brian Meltzer,
1515 E. Woodfield Rd, Suite 250, Schaumburg, Illinois 60173

SEND SUBSEQUENT TAX BILLS TO:
Chris Chi (Name) Chris Chi (Name)
6120 Washington Ct. (Address) 6120 Washington Ct. (Address)
Morton Grove, IL 60053 (City, State and Zip) Morton Grove, IL 60053 (City, State and Zip)

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STATE OF Illinois }

ss.

COUNTY OF COOK }

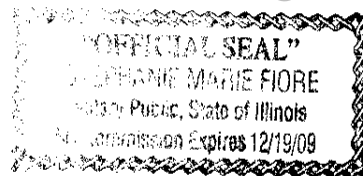
I Stephanie Marie Fiore, a notary public in and for said County, in the State aforesaid, DO
 HEREBY CERTIFY that John Wozniak personally known to me to be the President of Concord Homes,
 Inc. ("Corporation"), and Michele Peters, personally known to me to be the Assistant Secretary of
 the Corporation which is the Managing Member of Lennar Communities of Chicago LLC, an Illinois
 limited liability company (the "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 severally
 acknowledged that as such President and Assistant Secretary, they signed and delivered the said
 instrument 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
August, 2006.

Stephanie Marie Fiore

Notary Public

Commission expires



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Untitled

UNIT 19-1-714 IN TRAFALGAR SQUARE TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF A PORTION OF LOTS 1 - 24, INCLUSIVE IN TRAFALGAR SQUARE, BEING A RESUBDIVISION OF PARTS OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED 01-18-2006 AS DOCUMENT 0601819080, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. (S) : 10-20-301-027- AFFECTS UNDERLYING LAND

TOWNSHIP : NILES
VOLUME NUMBER : 117
800182

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP


NO. 02492 AMOUNT \$ 1272.00 DATE 8/18/06
ADDRESS 6120 Washington Court
(VOID IF DIFFERENT FROM DEED)

BY J. Bauer

KDA

STATE TAX

STATE OF ILLINOIS



SEP.-7.06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000001574

REAL ESTATE TRANSFER TAX
0042350
FP 103043

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP.-7.06

REVENUE STAMP

000001526

REAL ESTATE TRANSFER TAX
0021175
FP 103046