

SPECIAL WARRANTY DEED



Doc#: 0625518070 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2006 11:45 AM Pg: 1 of 3

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

Ying Chang Chen and Chian Huei Shiu not as Tenants in Common, but as Joint Tenants with the right of survivorship 1812 S. Dearborn St. #26, Chicago, 60616

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 1209-1227 West Grenshaw 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 5th day of September, 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

B

MAIL TO:

Jeffrey E. Rochman, Esq.
Jeffrey E. Rochman & Associates, Ltd.
(Name)
55 W. Monroe Street, Suite 3950
(Address) City, State & Zip)
Chicago, IL 60603
(City, State & Zip)

SEND SUBSEQUENT TAX BILLS TO:

Ying Chang Chen and Chian Huei Shiu
(Name)
1215 West Grenshaw Street, Chicago, Illinois 60607
(Address) (City, State & Zip)

Handwritten notes on the left margin: "09/10/06", "E. E. 1087 LMD", "A60604483", "CTI"

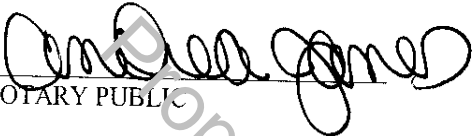
Box 334

3/19

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 5th day of September, 2006.



NOTARY PUBLIC

Commission expires _____

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

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

SEP. -7.06
REVENUE STAMP
0000097739
REAL ESTATE
TRANSFER TAX
0021950
FP 102802

STATE OF ILLINOIS
STATE TAX

SEP. 7.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000097501
REAL ESTATE
TRANSFER TAX
0043900
FP 102808

CITY OF CHICAGO
CITY TAX

SEP. -7.06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0902L00000
REAL ESTATE
TRANSFER TAX
0329250
FP 102805

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EXHIBIT "A" TO SPECIAL WARRANTY DEED

LOT 7 IN RESUBDIVISION OF PART OF PLAT 1 ROOSEVELT SQUARE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 29 AND 30 IN 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 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS.

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: 1215 West Grenshaw Street, Chicago, Illinois 60607
 Permanent Index Number(s): 17-17-334-013-0000 AND 17-17-334-016-0000 affects subject property and other land for 2005 and beyond