



Doc#: 0629902287 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/26/2006 01:40 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

Matthew

Matthew M. Dana and Ann M. Dana husband and wife, not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety 218 S. Laflin St., Chicago, 60607

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 1128-1142 West Washburne 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 12th day of October, 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:
Its: Assistant Vice-President

MAIL TO:

Daniel Dowd, Esq.
Dowd Dowd & Mertes, Ltd
(Name)
701 North Lee Street, Suite 790
(Address) City, State & Zip
Des Plaines, IL 60016-4549
(City, State & Zip)

SEND SUBSEQUENT TAX BILLS TO:

Mathew M. Dana and Ann M. Dana
(Name)
1142 West Washburne Avenue, Chicago, Illinois 60608
(Address) (City, State & Zip)

Box 334

1 of 3
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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 LR ABLA LLC, a Delaware limited liability company, Manager of ABLA Homes LLC, a Delaware 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 12th day of October, 2006.


NOTARY PUBLIC

Commission expires _____

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

STATE OF ILLINOIS
STATE TAX
OCT. 25. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000098946
REAL ESTATE TRANSFER TAX
00484.00
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 25. 06
COUNTY TAX
REVENUE STAMP
0000098957
REAL ESTATE TRANSFER TAX
00242.00
FP 102802

CITY TAX
CITY OF CHICAGO
OCT. 25. 06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000012946
REAL ESTATE TRANSFER TAX
00630.00
FP 102805

UNOFFICIAL COPY

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LOT 1 IN RESUBDIVISION OF PART OF PLAT 2 OF ROOSEVELT SQUARE SUBDIVISION, BEING A RESUBDIVISION OF LOT 44 OF PLAT 2 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BLOCKS 6, 7, AND PART OF LOT 8 IN HENRY WALLER SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 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) The Declaration including all amendments and exhibits thereto;
- (3) Public, private and utility easements, including without limitation any easements established by, or implied from, the Declaration and any amendments thereto;
- (4) Covenants, conditions, and restrictions of record;
- (5) Applicable zoning and building laws, ordinances and restrictions;
- (6) Encroachments, if any, which do not materially, adversely impair the use and enjoyment of the townhome unit as a residence;
- (7) Installments due after the date of the Closing for assessments established pursuant to the Declaration;
- (8) Matters over which the Title Company is willing to insure;
- (9) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (10) Grantee's mortgage, if any.

Property Address: 1142 West Westburne Avenue, Chicago, Illinois 60608

Permanent Index Number(s): 17-20-200-076-0000 (affects subject property and other land for 2005 and beyond)