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SPECIAL WARRANTY DEED (Illinois)



Doc#: 0634555213 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/11/2006 02:44 PM Pg: 1 of 3

Mail To:

Heidi Coleman, Attorney at Law
7301 N. Lincoln #140
9360 Skokie Boulevard, Unit 319730
Skokie, IL 60077 Lincolnwood, IL 60119
LINCOLNWOOD, IL 60712

Name and Address of Taxpayer:

Siddiq M. Tabba
Gulnaz Z. Tabba
9360 Skokie Boulevard, Unit 319
Skokie, IL 60077

The Grantors, Siena at Old Orchard, L.L.C., a Delaware corporation, d/b/a Lennar, of the Village of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY to:

Siddiq M. Tabba and Gulnaz Z. Tabba, Husband and wife*
1226 Mail St.
Skokie, IL 60076

*and MUHAMMAD U. NASIM AND NIDA TABBA, HUSBAND AND WIFE

Grantees, ~~husband and wife, not as joint tenants, or tenants in common, but as TENANTS BY THE ENTIRETY~~, all right, title and interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Subject only to: (i) covenants, conditions, agreements, restrictions, plats and easements of record; (ii) matters appearing on the plat or otherwise common to the community; (iii) roads and highways, if any; (iv) general real estate taxes and special assessments which are not yet due; (v) building set back lines and applicable zoning and building laws and ordinances; (vi) liens, encumbrances or other exceptions over which the Title Company is willing to insure without cost to Purchaser; (vii) acts committed by the Purchaser or judgments against purchaser or anyone claiming under Purchaser; (viii) unrecorded public utility easements, if any; (ix) Purchaser's mortgage, if any; (x) the Declaration, including all Exhibits thereto, as amended from time to time; and (xii) the Act.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as above described not in joint tenancy or tenancy in common, but in tenancy by the entirety forever.

And the grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee, its successors 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it.

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Permanent Real Estate Index Number (s): 10-16-222-029
Address of Real Estate: 9360 Skokie Boulevard, Unit 319
Skokie, IL 60077

DATED this 29th day of September, 2006.

Siena at Old Orchard, L.L.C., a Delaware corporation, d/b/a Lennar

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

By: *David Radomski*
David Radomski
Its: Vice President

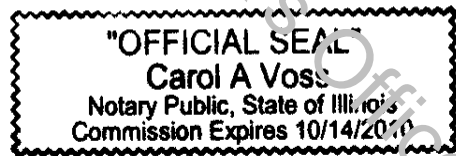
Attest: *Deborah Haddad*
Deborah Haddad
Its: Assistant Secretary

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that David Radomski and Deborah Haddad, personally known to me to be the Vice President and Assistant Secretary, respectively, for Siena at Old Orchard, L.L.C., a Delaware corporation, d/b/a Lennar, 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 as such Vice President and Assistant Secretary they signed and delivered the said instrument, pursuant to the authority given by the Board of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand official seal this 29th day of September, 2006.

Carol A. Voss
Notary Public



This instrument was prepared by Barbara Kimberley authorized agent for Lennar Chicago, Inc., 2300 N. Barrington Road, Suite 600, Hoffman Estates, IL 60169-2082

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UNIT 319 IN SIENA AT OLD ORCHARD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2 IN GENTAX SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR SIENA AT OLD ORCHARD CONDOMINIUM, RECORDED JULY 24, 2006 IN COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0620534084 ("THE DECLARATION"); TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PERMANENT INDEX NO. (S) : 10-16-222-029 - (AFFECTS UNDERLYING LAND)
TOWNSHIP : NILES VOLUME NUMBER : 113

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 98
Paid: \$687
Skokie Office 10/25/06

KDA

