

Ticor Title Insurance

UNOFFICIAL COPY

**SPECIAL WARRANTY DEED  
(Illinois)**

**Mail To:**

Sergey Zborovsky  
601 DUNHILL  
LAKE ZURICH, IL 60047

**Name and Address of Taxpayer:**

Sergey Zborovsky  
601 DUNHILL  
LAKE ZURICH, IL 60047



Doc#: 0635205244 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/18/2006 03:07 PM Pg: 1 of 4

TICOR TITLE 597173

The Grantors, Parc Chestnut L.L.C., an Illinois limited liability company, 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:

**Sergey Zborovsky  
601 Dunhill  
Lake Zurich, IL 60047**

Grantee, as sole owner, 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

*YOB*

Subject only 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) covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Act; (e) the Plat; (f) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, if any (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which the Title Company, as hereinafter defined, willing to insure without cost to Purchaser; and (n) drainage ditches, tiles and laterals, if any.

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 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.

BOX 15

# UNOFFICIAL COPY

Permanent Real Estate Index Number (s): 17-04-443-043  
Address of Real Estate: 849 N. Franklin, Unit 1215  
Chicago, IL 60610

DATED this 14th day of December, 2006.

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: *David Radomski*  
David Radomski  
Its: Vice President

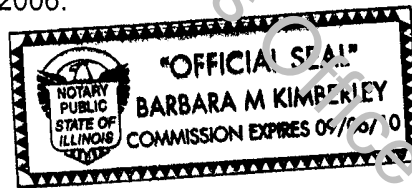
Attest: *Deborah Haddad*  
Deborah Haddad  
Its: Assistant Secretary

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 Parc Chestnut, L.L.C., an Illinois limited liability 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 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 14th day of December, 2006.

*Barbara M Kimberley*  
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

**UNOFFICIAL COPY****TICOR TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 2000 000597173 CH  
**STREET ADDRESS:** 849 N. FRANKLIN UNIT #1215  
**CITY:** CHICAGO **COUNTY:** COOK COUNTY  
**TAX NUMBER:** 17-04-443-011-0000

**LEGAL DESCRIPTION:**

## PARCEL 1:

UNIT NUMBER 1215 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, EAST 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 RECORDED AS DOCUMENT NUMBER 0613910107, AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

# UNOFFICIAL COPY



## TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000597173 CH  
 STREET ADDRESS: 849 N. FRANKLIN UNIT #1215  
 CITY: CHICAGO COUNTY: COOK COUNTY  
 TAX NUMBER: 17-04-443-011-0000

**LEGAL DESCRIPTION:**

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 224, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

**2005 PERMANENT INDEX NUMBERS:**


17-04-443-011, -012, -013, -014, -015, -016, -017, -020  
 17-04-445-001, -002, -006, -014

"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 PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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."

CITY TAX

**CITY OF CHICAGO**



DEC. 18. 06


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000002739

REAL ESTATE TRANSFER TAX
01856.25
FP 102803

STATE TAX

**STATE OF ILLINOIS**



DEC. 18. 06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000037371

REAL ESTATE TRANSFER TAX
00247.50
FP 102809

LEGALD

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



DEC. 18. 06

REVENUE STAMP

# 0000037237

REAL ESTATE TRANSFER TAX
00123.75
FP 326707