

# UNOFFICIAL COPY



Doc#: 0700935328 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/09/2007 11:37 AM Pg: 1 of 5

## SPECIAL WARRANTY DEED (Illinois)

### Mail To:

Dean Lurie, Attorney at Law  
~~824 North Western Ave.~~ 221 N. LaSalle  
~~Lake Forest, IL 6045~~ St. #3200  
Chicago 60601

### Name and Address of Taxpayer:

Sharon L. Sadowski  
849 N. Franklin, Unit 1108  
Chicago, IL 60610

TICOR TITLE 591989

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:

Sharon L. Sadowski  
1542 W. Wabansia #3  
Chicago, IL 60622

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

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 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

596  
C.F.

# UNOFFICIAL COPY

Permanent Real Estate Index Number (s): 17-04-443-043  
Address of Real Estate: 849 N. Franklin, Unit 1108  
Chicago, IL 60610

DATED this 27th 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: *Carol Voss*  
Carol Voss  
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 Carol Voss, 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 27th 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 000597989 CH  
**STREET ADDRESS:** 849 N. FRANKLIN UNIT #1108  
**CITY:** CHICAGO **COUNTY:** COOK COUNTY  
**TAX NUMBER:** 17-04-443-011-0000

**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NUMBER 1103 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;

(CONTINUED)

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## TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000597989 CH  
 STREET ADDRESS: 849 N. FRANKLIN UNIT #1108  
 CITY: CHICAGO COUNTY: COOK COUNTY  
 TAX NUMBER: 17-04-443-011-0000

### LEGAL DESCRIPTION:

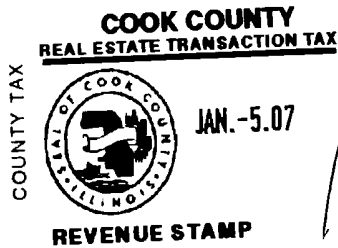
WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0613910107, AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 41, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

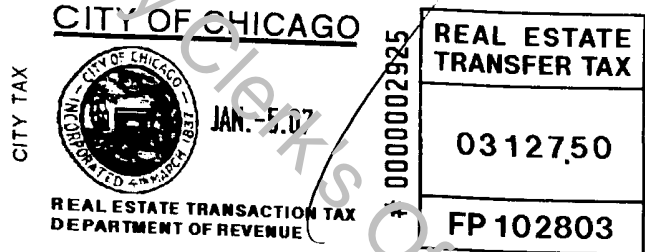
### 2005 PERMANENT INDEX NUMBERS:

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



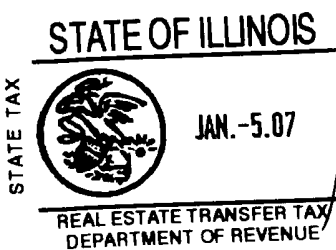
REAL ESTATE TRANSFER TAX
0020850
FP326707

# 0000037470



REAL ESTATE TRANSFER TAX
0312750
FP 102803

# 000002925



REAL ESTATE TRANSFER TAX
0041700
FP 102809

# 0000037593

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"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."

Property of Cook County Clerk's Office