

UNOFFICIAL COPY



Doc#: 0712949080 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/09/2007 02:03 PM Pg: 1 of 3

**SPECIAL WARRANTY DEED
(Illinois)**

Mail To:

Hyun Kim
6106 Mayfair Street
Morton Grove, IL 60053

Name and Address of Taxpayer:

Hyun Kim
6106 Mayfair Street
Morton Grove, IL 60053

NAT 15837 07-01-988.

The Grantors, Lennar Communities of Chicago, LLC., an Illinois corporation, 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:

**Hyun Kim
6106 Mayfair Street
Morton Grove, IL 60053**

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; and (x) the Community Declaration, including all Exhibits thereto, as amended from time to time; (xi) the Condominium Declaration, including all Exhibits thereto, as amended from time to time; (xii) the Reciprocal Easement Agreement."

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.

Permanent Real Estate Index Number (s): 10-20-301-027
Address of Real Estate: 6106 Mayfair Street, Morton Grove, IL 60053

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DATED this 5th day of April, 2007.

Lennar Chicago, Inc., an Illinois corporation

By: [Signature]
Mike Bednarek
Its: Vice President

Attest: [Signature]
Manny Alexander
Its: Assistant Secretary

and

Lennar Communities of Chicago, L.L.C.,
An Illinois limited liability company,

By: Lennar Chicago, Inc.
Its: Managing Member

By: [Signature]
Mike Bednarek
Its: Vice President

Attest: [Signature]
Manny Alexander
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 Mike Bednarek and Manny Alexander, personally known to me to be the Vice President and Assistant Secretary, respectively, for Lennar Chicago, Inc., an Illinois corporation, and also known to me to be the Vice President and Assistant Secretary, respectively, of Concord Homes, Inc., the Managing Member of Lennar Communities of Chicago L.L.C. 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 corporations as their free and voluntary act, and as the free and voluntary act and deed of said corporations 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 5th day of April, 2007.

[Signature]
Notary Public



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

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15837-07-01988

Property Address: 6106 MAYFAIR ST
MORTON GROVE, IL 60053
Parcel i.D : 10-20-304-008

UNIT 8-4 IN TRAFALGAR SQUARE TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF A PORTION OF LOTS 1 - 24, INCLUSIVE IN TRAFALGAR SQUARE, BEING A RESUBDIVISION OF PARTS OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED 01-18-2006 AS DOCUMENT 0601819080 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 02798 AMOUNT \$ 30,000.00 DATE 4-23-07
ADDRESS 6106 Mayfair
(VOID IF DIFFERENT FROM DEED)
BY [Signature]

KD-1

STATE OF ILLINOIS
STATE TAX
MAY.-8.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0000003777
00390.00
FP 103043

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
MAY.-8.07
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0000003706
00195.00
FP 103046