

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (Illinois)

### Mail To:

Wiktor Nowakowski  
10215b Camden Lane  
Bridgeview, IL 60455

### Name and Address of Taxpayer:

Wiktor Nowakowski  
10215b Camden Lane  
Bridgeview, IL 60455



Doc#: 0727055020 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/27/2007 10:42 AM Pg: 1 of 3

CONCORD HOMES, INC., A DELAWARE CORPORATION, D/B/A LENNAR A/K/A

The Grantor, Lennar Chicago, Inc., 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:

**Wiktor Nowakowski  
13511 S. Roberts Road  
Palos Hills, IL 60465**

Grantee, as sole owner, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

TO HAVE AND TO HOLD said premises forever.

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 Declaration of Condominium Ownership for Bridgeview Place Condominium, including all Exhibits thereto, as amended from time to time; and (xi) the Act.

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.

Grantor also hereby grants to 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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

3X

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Permanent Real Estate Index Number (s): 23-12-400-022, 027, 035 (AFFECTS UNDERLYING LAND AND OTHER PROPERTY)

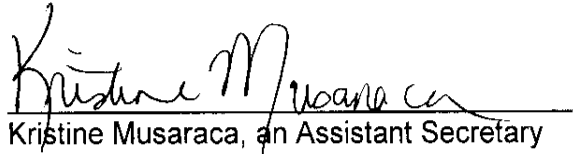
Address of Real Estate: 10215b Camden Lane, Bridgeview, IL 60455

DATED this 24th day of September, 2007.

**GRANTOR:**

CONCORD HOMES, INC. A DELAWARE CORPORATION, D/B/A LENNAR A/K/A  
Lennar Chicago, Inc.,  
Managine Member


By:   
Mike Bednarek, a Vice President

Attest:   
Kristine Musaraca, an 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 Kristine Musaraca, personally known to me to be a Vice President and an Assistant Secretary, respectively, for Lennar Chicago, Inc., an Illinois corporation, (the "Corporation") 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 they signed and delivered the foregoing instrument, as the free and voluntary act and deed of the Corporation for the uses and purposes therein set forth.

Given under my hand official seal this 24th day of September, 2007.

  
Notary Public

This instrument was prepared by Bridgeview Place Ranch Villas (EI) authorized agent for Lennar Chicago, Inc.,  
2300 N. Barrington Road, Suite 600, Hoffman Estates, IL 60169



# UNOFFICIAL COPY

15822-07-03645

Property Address: 10215B CAMDEN LANE  
BRIDGEVIEW, IL 60455


Parcel I.D : 23-12-400-027, 022, 035 (AFFECTS UNDERLYING LAND & OTHER PROPERTY)

DWELLING UNIT 26-1-720 IN THE BRIDGEVIEW PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 6, 7, 8 AND 11 IN BRIDGEVIEW PLACE UNIT 1, BEING A PLANNED UNIT DEVELOPMENT IN SECTION 12, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 15, 2005 AS DOCUMENT 0516603081, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BRIDGEVIEW PLACE CONDOMINIUM, RECORDED SEPTEMBER 29, 2005 AS DOCUMENT NUMBER 0527212307, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

STATE TAX

STATE OF ILLINOIS



SEP 26.07


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000005028

REAL ESTATE TRANSFER TAX
0018650
FP 103043

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



SEP.26.07

REVENUE STAMP

# 8000004957

REAL ESTATE TRANSFER TAX
0009325
FP 103046