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SPECIAL WARRANTY DEED

Doc#: 0727140082 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/28/2007 10:42 AM Pg: 1 of 4

THIS INDENTURE, made this
21 day of September, 2007
between SOUTH CAMPUS
DEVELOPMENT TEAM, L.L.C., an
Illinois limited liability company,
("Grantor") and Brian L. King &
Tina Holder King, Husband and
Wife, as Tenants by the Entirety
(together, the "Grantee"),

(The Above Space for Recorders Use Only)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

See attached Schedule 1.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (i) general real estate taxes not due and payable as of the date hereof; (ii) assessments or installments not due and payable as of the date hereof; (iii) applicable zoning, planned unit development and building laws, restrictions and ordinances; (iv) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (v) streets, alleys and highways; (vi) party wall agreements, if any; (vii) covenants, conditions, restrictions, permits and agreements of record, including the Second Amended and Restated Declaration of Easements, Covenants and Restrictions for The University Village Homeowners' Association, dated as of September 15, 2006, and recorded September 22, 2006, as Document No. 0626545083, as amended (the

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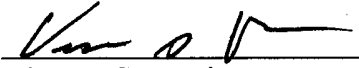
"Homeowners' Declaration") (which covenants, conditions, restrictions, permits and agreements, Grantor hereby reserves subject to the terms of such Homeowners' Declaration); (viii) public, private and utility easements; (ix) leases and licenses, if any, affecting the Common Areas (as defined in the Homeowners' Declaration); (x) Grantee's mortgage, if any; (xi) rights of the public, the City of Chicago and the State of Illinois in and to that part of said premises taken and used for roads and highways, if any; (xii) the Plat of Subdivision of University Village recorded September 22, 2006 as Document No. 0626517073; and (xiii) liens and other matters of title or survey over which Grantee's title insurer is willing to insure without cost to Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the Executive Vice President of Grantor as of the day and year first above written.

**SOUTH CAMPUS DEVELOPMENT TEAM,
L.L.C., an Illinois limited liability company**

By: NF3 L.L.C., an Illinois limited liability
company, a member

By: New Frontier Developments,
Co., an Illinois corporation,
its sole Manager

By: 
Vincent G. Forgione
Its: Executive Vice President

This instrument was prepared by:

Corin M. Korenaga, Esq.
Neal, Gerber & Eisenberg LLP
Two North LaSalle Street, Suite 2200
Chicago, Illinois 60602

After recording return to and send subsequent tax
bills to:

Brian King & Tina Holder King
1451 S. Emerald Avenue
Chicago, Illinois 60607



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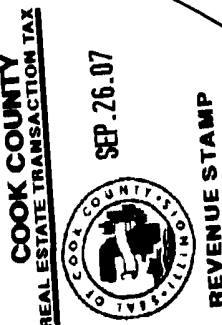
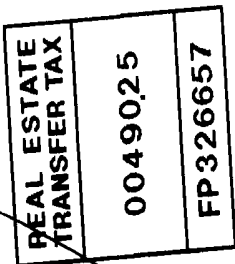
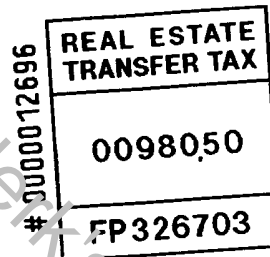
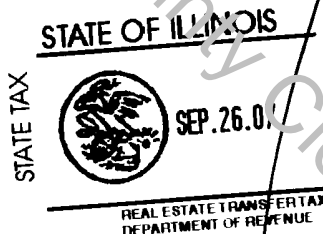
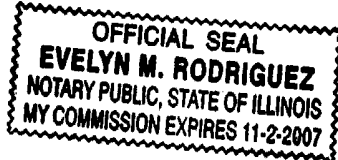
STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that Vincent G. Forgione, the Executive Vice President of New Frontier Developments Co., an Illinois corporation, the sole manager of NF3 L.L.C., an Illinois limited liability company, a Member of SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C., an Illinois liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Executive Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act on behalf of said entities, for the uses and purposes therein set forth.

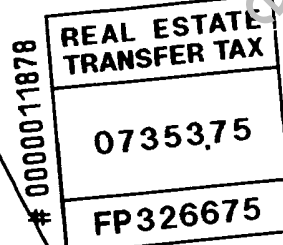
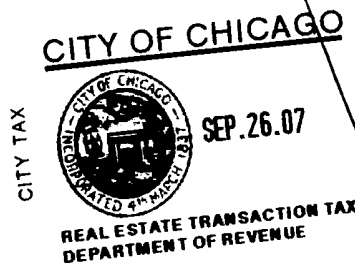
Given under my hand and Notarial Seal this 21st day of September, 2007.

Evelyn M. Rodriguez
 Notary Public

My Commission Expires: 11-2-2007



COUNTY TAX



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SCHEDULE 1

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1

LOT 4 IN BLOCK 2 OF UNIVERSITY VILLAGE EAST, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 22, 2006 AS DOCUMENT NO. 0626517073, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THE SECOND AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 22, 2006 AS DOCUMENT NUMBER 0626545083 FOR THE UNIVERSITY VILLAGE HOMEOWNERS' ASSOCIATION, AS AMENDED.

COMMON ADDRESS: 1451 South Emerald, Chicago, IL

PERMANENT REAL ESTATE TAX INDEX NO(S):

17-21-123-017

17-21-123-020

17-21-123-021

17-21-123-022