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0736155028D

**SPECIAL WARRANTY DEED
(Illinois)**

Doc#: 0736155028 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/27/2007 11:15 AM Pg: 1 of 3

Mail To:

PARUL SHAH

8603 WAUKEGAN RD
MORTON GROVE, IL 60053

Name and Address of Taxpayer:

PARUL SHAH

8603 WAUKEGAN RD
MORTON GROVE, IL 60053

15837-01-06216

NAT

The Grantor, LENNAR COMMUNITIES OF CHICAGO, 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:

PARUL SHAH
4350 NORTH BROADWAY
CHICAGO, IL 60053

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; (x) the Declaration of Condominium Ownership for Trafalgar Woods 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.

Lennar Chicago, Inc., an Illinois corporation ("Seller") hereby joins in this Special Warranty Deed as the "Seller" under that certain Real Estate Purchase Agreement for the sale of the Real Estate.

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Permanent Real Estate Index Number(s): 10-19-103-003 10-19-200-004
 Address of Real Estate: 8603 WAUKEGAN RD LOT/UNIT 206
 MORTON GROVE, IL 60053

DATED this 28th day of November, 2007.

GRANTOR:

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

By: Lennar Chicago, Inc., an Illinois
 corporation, Managing Member

By: Melissa Mini
Melissa Mini, a Vice
~~President~~ Authorized Agent

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 03052 AMOUNT \$ 984.00 DATE 11-29-07
 ADDRESS 8603 Waukegan
 (VOID IF DIFFERENT FROM DEED)
 BY J Sheehan

Attest: [Signature]
 Assistant Secretary

SELLER:

LENNAR COMMUNITIES OF CHICAGO, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY

By: Melissa Mini
Melissa Mini, a Vice
~~President~~ Authorized Agent

Attest: [Signature]
 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 Melissa Mini and Greg Uhlenhuth, personally known to me to be a Vice President and an Assistant Secretary, respectively, for LENNAR COMMUNITIES OF CHICAGO, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, which is the Seller and the Managing Member of the Grantor, 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 they signed and delivered the foregoing instrument, pursuant to the authority given by the Seller and Grantor, as their free and voluntary act, and as the free and voluntary act and deed of the Seller and Grantor for the uses and purposes therein set forth.

Given under my hand official seal this 28th day of Nov, 2007.

Notary Public



This instrument was prepared by Eugene J. Berkes, Esquire, authorized agent for Lennar Chicago, Inc., 2300 N. Barrington Road, Suite 700, Hoffman Estates, IL 60195

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15837-07-06216

Property Address: 8603 WAUKEGAN RD
MORTON GROVE, IL 60053
Parcel I.D.: 10-19-103-003 10-19-200-004

UNIT 2-6, IN TRAFALGAR WOODS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 2, IN WHITE'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2, WHICH IS 330.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, (AS MEASURED ALONG SAID WEST LINE); THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 484.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 830.27 FEET TO A POINT OF INTERSECTION OF SAID SOUTH LINE AND THE CENTERLINE OF A NORTH AND SOUTH ALLEY BETWEEN GROVE STREET AND OAK PARK AVENUE, IN BLOCK 7 OF SCHRADER'S ADDITION TO MORTON GROVE; THENCE NORTH ALONG THE CENTERLINE OF SAID ALLEY, A DISTANCE OF 484.89 FEET TO A POINT OF INTERSECTION OF SAID CENTERLINE AND A LINE PARALLEL TO AND 330.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2, (AS MEASURED ALONG THE WEST LINE THEREOF); THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 843.92 FEET TO THE POINT OF BEGINNING, (EXCEPT THE WEST 25.00 FEET OF THE SOUTH 47.5 FEET, CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED AS DOCUMENT 11731392) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED May 2, 2007 AS DOCUMENT 0712213006 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PINS 10-19-103-003, 10-19-200-0004 (BOTH AFFECT UNDERLYING LAND)

