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STEWART TITLE
2 NORTH LASALLE #625
CHICAGO, ILLINOIS 60602
312-849-4243

Doc#: 0824135014 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/29/2008 09:52 AM Pg: 1 of 5



Doc#: 0802231104 Fee: \$36.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 01/22/2008 12:51 PM Pg: 1 of 7

BEING Re-RECORDED TO CORRECT LEGAL DESCRIPTION

STEWART TITLE OF ILLINOIS
2 N. LASALLE STREET
SULLO BLDG
CHICAGO, IL 60602
312-849-4243

2/83134

SPECIAL WARRANTY DEED

LEGAL DESCRIPTION:

PIN NUMBER: _____

PROPERTY ADDRESS: _____

SKG

Property of Cook County Clerk's Office

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483134

**SPECIAL WARRANTY
DEED**

THIS SPECIAL WARRANTY DEED, made this 12th day of July, 2006 by **51st Street Townhomes LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, of the City of Chicago, County of Cook, State of Illinois, and **Michael J. Passarelli**, a married person, Grantee.

WITNESSETH, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, their successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described as follows:

Legal Description: See Exhibit A attached

Permanent Real Estate Index Number: 19-11-11+048 (underlying land only)

Address of Real Estate: 3860 W. 51st Street, Unit 4, Chicago, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the revision and reversions, remainder and 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, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit and parking space described herein, the rights and easements for the benefit of said unit set forth in the declaration of townhome; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the said Premises hereby granted are, or may be,


STEWART TITEL
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

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COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



AUG. - 8.06


REVENUE STAMP

0000131109

REAL ESTATE TRANSFER TAX
0016250
FP 102810

STATE OF ILLINOIS

STATE TAX



AUG. - 7.06

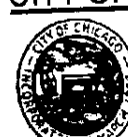
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000035112

REAL ESTATE TRANSFER TAX
0032500
FP 102804

CITY OF CHICAGO

CITY TAX



AUG. - 8.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000019383

REAL ESTATE TRANSFER TAX
0243750
FP 102807

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EXHIBIT A

LEGAL DESCRIPTION:

THAT PART OF LOT 22 (EXCEPT THE EAST 263.51 FEET THEREOF, AND EXCEPT THE SOUTH 33 FEET THEREOF) AND LOT 23 (EXCEPT THE SOUTH 33 FEET THEREOF EXCEPT THE WEST 149.67 FEET AS MEASURED ALONG A LINE 33.00 FEET NORTH OF THE ORIGINAL SOUTH LINE THEREOF) IN THE SUPERIOR COURT PARTITION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 132.71 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 01 SECONDS WEST, 70.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 36 MINUTES 01 SECONDS WEST, 22.00 FEET; THENCE NORTH 09 DEGREES 35 MINUTES 11 SECONDS EAST, 61.48 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 00 DEGREES 35 MINUTES 11 SECONDS WEST, 61.25 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

NOTE:

BEARINGS ARE BASED ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE NORTH LINE OF 51ST STREET COMMONLY KNOWN AS 3860 W. 51ST STREET, UNIT 4, CHICAGO, ILLINOIS.

PIN: 19-11-114-048 (UNDERLYING LAND ONLY)

PROPERTY ADDRESS: 3860 W. 51ST STREET, UNIT 4, CHICAGO, ILLINOIS

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EXHIBIT A

THAT PART OF LOT 22 (EXCEPT THE EAST 263.51 FEET THEREOF, AND EXCEPT THE SOUTH 33 FEET THEREOF) AND LOT 23 (EXCEPT THE SOUTH 33 FEET THEREOF) IN THE SUPERIOR COURT PARTITION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 149.67 FEET AS MEASURED ALONG A LINE 33.00 FEET NORTH OF THE ORIGINAL SOUTH LINE THEREOF), IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 132.71 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 01 SECONDS WEST, 76.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 36 MINUTES 01 SECONDS WEST, 22.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 11 SECONDS EAST 61.48 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST; 22.00 FEET ALONG SAID EAST LINE; THENCE SOUTH 89 DEGREES 35 MINUTES 11 SECONDS WEST, 61.25 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

NOTE:

BEARINGS ARE BASED ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE NORTH LINE OF 51ST STREET.

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in any manner encumbered or charged except as herein recited; and that said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND, subject to:** (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all rights easements, restrictions, conditions and reservations or record or contained in the Declaration and a reservation by the **51st STREET TOWNHOME ASSOCIATION**, (the "Association") recorded in the Office of the Cook County Recorder of Deeds on October 28, 2005 as Document number 0530103037 to itself and its successors and assigns, for the benefit of said Unit set forth in the Declaration of Townhome, of the rights and easements set forth in the Declaration; (d) utility easements of records, provided the Premises does not encroach thereon; (e) party wall rights and agreements; (f) roads and highways; (g) all licenses to the common elements; (h) acts done or suffered by Grantee or anyone claiming by through or under Grantee; and such other matters as to which the Title Insurer commits to insure grantee against loss or damage.

IN WITNESS WHEREOF, This Special Warranty Deed is executed this 12th day of July, 2006

51st Street Townhomes LLC


 By: Anthony DeGrazia, Managing Member


STATE OF ILLINOIS }
 } SS.
 COUNTY OF COOK }

I, undersigned, in and for said County in the State aforesaid DO HEREBY CERTIFY that Anthony DeGrazia, Managing Member of 51st Street Townhomes LLC, an Illinois Limited Liability Company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary acts, and as the authorized, free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

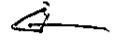
GIVEN under my hand and seal this 12th day of July, 2006


 Notary

"OFFICIAL SEAL"
 MICHELLE YANOFF
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 6/2/2010

MAIL TO


Prepared by:
 Richard Indyke
 221 N. LaSalle St., Suite 1200
 Chicago, Illinois 60601

Return to:

RICHARD INDYKE
ATTORNEY AT LAW
 221 NORTH LaSALLE STREET • SUITE 1200
 CHICAGO, ILLINOIS 60601-1300

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I CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 0624135014

JAN 22 08



RECORDED DEEDS, COOK COUNTY