

UNOFFICIAL COPY



Doc#: 0806049072 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/29/2008 03:49 PM Pg: 1 of 3

08-00492
0806049072

SPECIAL WARRANTY DEED (Illinois)

Mail To:

Jose A. Chavez
9417 141st Street
Orland Park, IL 60462

Name and Address of Taxpayer:

Jose A. Chavez
9417 141st Street
Orland Park, IL 60462

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:

Jose A. Chavez
6013 S. Maplewood Ave.
Chicago IL 60629

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

TO HAVE AND TO HOLD said premises forever.

Subject only to: (i) zoning, building codes, ordinances, regulations, rights or interests vested in the United States of America and the State of Illinois; (ii) real estate and other taxes for the year of conveyance and subsequent years including taxes or assessments of any special taxing or community development district (including assessments relating to capital improvements and bonds); (iii) utility easements, sewer agreements, telephone agreements, cable agreements, telecommunication agreements, monitoring agreements, restrictions and reservations common to any plat affecting title to the property; (iv) Declaration of Condominium Ownership for Orland Park Crossing Condominium; (v) any laws and restrictions, covenants, conditions, limitations, reservations, agreements or easements recorded in the public records for Cook County; (vi) acts done or suffered by Grantee and any mortgage or deed of trust obtained by Grantee for the purchase of the property; and (vii) the Illinois Condominium Property 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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15822-08-00492

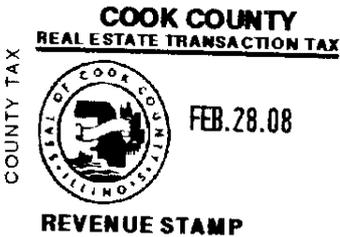
Property Address: 9417 141ST STREET
ORLAND PARK, IL 60462
Parcel I.D : 27-03-300-028 (AFFECTS UNDERLYING LAND)

UNIT14-2 IN ORLAND PARK CROSSING CONDOMINIUM, AS DELINEATED ON A SURVEY OF VARIOUS LOTS IN ORLAND PARK CROSSING TOWNHOMES BEING A RESUBDIVISION OF LOT 4, IN ORLAND PARK CROSSING SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID, ORLAND PARK CROSSING TOWNHOMES, RECORDED MARCH 16, 2006 AS DOCUMENT 0607545144, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" OF THE DECLARATION OF CONDOMINIUM RECORDED October 19, 2006 AS DOCUMENT 0629210110, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

KDA



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| REAL ESTATE TRANSFER TAX |
| 00295.00 |
| # 0000005821 FP 103043 |



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|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 00147.50 |
| # 0000001817 FP 103052 |