

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this
9th day of November
 2006 between SOUTH CAMPUS
 DEVELOPMENT TEAM, L.L.C., an
 Illinois limited liability company,
 ("Grantor") and Ursula E.
 Lagodzinska (the "Grantee"),

Doc#: 0632235379 Fee: \$32.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 11/20/2008 01:19 PM Pg: 1 of 5



Doc#: 0806545142 Fee: \$46.00
 Eugene "Gene" Moore
 Cook County Recorder of Deeds
 Date: 03/05/2008 02:50 PM Pg: 1 of 6

(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.

Grantor also hereby grants unto Grantee, and Grantee's successors and assigns, as rights and easements appurtenant to the subject real estate described herein, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium for the Fourteenth Place & Halsted South Building Condominiums, dated as of October 25, 2006, and recorded October 27, 2006 as Document No. 0630015175, as amended from time to time (the "Condominium Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium Declaration for the benefit of the remaining real property described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Condominium Declaration the same as though the provisions of said Condominium Declaration were recited and stipulated at length herein.

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,

This deed is being re-recorded to correct the Unit Number in the legal description.

01061658
 1082 NAWT WLF

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 Near North National Title
 222 N. LaSalle
 Chicago, IL 60601

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX
00130.75
FP326657


0000009539

COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV. 15.06

REVENUE STAMP
COUNTY TAX


REAL ESTATE TRANSFER TAX
00261.50
FP326703

0000011681

STATE OF ILLINOIS
STATE TAX
NOV. 15.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
01961.25
FP326675

0000010885

CITY OF CHICAGO
CITY TAX
NOV. 15.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

UNOFFICIAL COPY

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) encroachments of the building onto adjoining property; (viii) covenants, conditions, restrictions, permits and agreements of record, including the Condominium Declaration and that certain 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 (the "Homeowners' Declaration") (which covenants, conditions, restrictions, permits and agreements, Grantor hereby reserves subject to the terms of such Homeowners' Declaration); (ix) public, private and utility easements; (x) leases and licenses, if any, affecting the Common Elements (as defined in the Condominium Declaration) or the Common Areas (as defined in the Homeowners' Declaration); (xi) Grantee's mortgage, if any; (xii) rights of the public, the City of Chicago and the State of Illinois in and to that part of the property taken and used for roads and highways, if any; (xiii) the Condominium Property Act of the State of Illinois and the City of Chicago Municipal Code; (xiv) the Plat of Subdivision of University Village East Phase 3A recorded September 22, 2006 as Document No. 0526517073; and (xv) 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

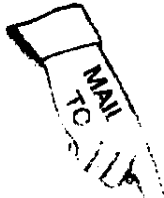
By: NF3 L.L.C., an Illinois limited liability company, a member

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

By:  _____

Vincent G. Forgione

Its: Executive Vice President



This instrument was prepared by:

After recording return to and send subsequent tax bills to:

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

Ursula E. Lagodzinska
1451 S. Halsted, Unit 1A
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 9th day of November, 2006.



[Signature]

 Notary Public

My Commission Expires: _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY**SCHEDULE 1****LEGAL DESCRIPTION OF PROPERTY****PARCEL 1:****1451 1A**

UNIT ~~XXX~~ IN THE FOURTEENTH PLACE & HALSTED SOUTH BUILDING CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 15 AND OUTLOTS I AND M IN BLOCK 2 IN UNIVERSITY VILLAGE EAST PHASE 3A, BEING A SUBDIVISION OF VARIOUS LOTS AND STREETS IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2006, AS DOCUMENT NUMBER 0626517073, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM DATED OCTOBER 25, 2006, AND RECORDED OCTOBER 27, 2006, AS DOCUMENT 0630015175, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 6-11, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT 0630015175.

COMMON ADDRESS: 1451 S. HALSTED, UNIT 1A

PERMANENT REAL ESTATE TAX INDEX NO: Part of 17-21-123-024-0000

NGEDOCs: 013098.0519:1344572.1