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THIS INSTRUMENT PREPARED
BY:

Daniel M. Harris
2345 Maple Lane
Highland Park, Illinois 60035-2013



Doc#: 0816835289 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/16/2008 01:28 PM Pg: 1 of 5

CHICAGO TITLE 8431284 DI-MTR-VK

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 13th day of June, 2008, between North Center Associates LLC., an Illinois limited liability company ("Grantor"), and Pedro Rodriguez and Justina Rodriguez, Husband and Wife ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, , not as Tenants in common, not as Joint Tenants, but as Tenants by the Entirety and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:


See Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for 2335 W. Belle Plaine Condominium ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

Box 400-CTCC

{32249: 001: 00314055.DOC :4 }

CITY OF CHICAGO		# 0000000321	REAL ESTATE TRANSFER TAX
CITY TAX	JUN. 13.08		0233.100
 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE			FP 103023

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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs 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, subject only to:

- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the Dwelling Unit;
- (iv) the Illinois Condominium Property Act;
- (v) terms, provisions and conditions of the Condominium Declaration;
- (vi) applicable zoning and building laws and ordinances;
- (vii) roads and highways;
- (viii) unrecorded public utility easements, if any;
- (ix) Grantee's mortgage;
- (x) plats of dedication and covenants thereon;
- (xi) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee;
- (xii) liens and other matters of title over which the title company, is willing to insure without cost to Grantee; and
- (xiii) the covenants attached to that certain Quit Claim Deed from Technical Assistance Corporation for Housing to North Center Associates LLC, recorded in Cook County, Illinois as Document No. 0634902175 (the "Covenants"), which Covenants impose restrictions regarding owner occupancy, the resale price of Dwelling Units, the age of each purchaser of a Dwelling Unit and the income level of a purchaser of a Dwelling Unit which is an Affordable Unit.

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Pursuant to the Covenants, Schedule Y Maximum Resale Price attached hereto is hereby incorporated as a part of this deed, including the designation of the Dwelling Unit as an Affordable Unit or Market Unit as indicated thereon.

Permanent Real Estate Index Number: 14-18-323-010-0000 (affects underlying)

Address(es) of real estate: 2335 West Belle Plaine Avenue, Chicago, Illinois 60618

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

NORTH CENTER ASSOCIATES LLC., an Illinois limited liability company

By: James Buchholz
 Its: Assistant Manager

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES BUCHHOLZ, the ASSISTANT MANAGER of North Center Associates LLC., an Illinois limited liability company (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 12th day of June, 2008.

OFFICIAL SEAL
 Rena Appel
 Notary Public, State of Illinois
 My Commission Expires 8/15/08

Rena Appel
 Notary Public

MAIL TO: DOANE
SONALI RODRIGUEZ
PARALEGAL
5127 DALTON ST.
SILVER, IL 60077

SEND SUBSEQUENT TAX BILLS TO:
 Pedro Rodriguez and Justina Rodriguez
 2335 W. Belle Plaine Avenue, Unit 102
 Chicago, Illinois 60618

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY**EXHIBIT A**Legal Description

PARCEL 1:

DWELLING UNIT NUMBER 102 IN 2335 W. BELLE PLAINE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 5 IN NORTH CENTER RESUBDIVISION OF LOT 2 AND PART OF LOTS 1, 3 AND 4, ALL IN BLOCK 8, IN W.B. OGDEN'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 49 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 2335 W. BELLE PLAINE CONDOMINIUM RECORDED AS DOCUMENT NO. 814822043 ("DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-94, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NO. 814822043.

PARCEL 3:


THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA 2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NO. 814822043.


PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF PATIO, A LIMITED COMMON ELEMENT, ATTACHED TO AND APPURTENANT TO UNIT 102, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 814822043.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 0529845072 FOR INGRESS AND EGRESS OVER PORTIONS OF LOTS 1, 2 AND 6 IN AFORESAID SUBDIVISION AS MORE SPECIFICALLY DEPICTED THEREON.

STATE TAX	STATE OF ILLINOIS	# 000009753	REAL ESTATE TRANSFER TAX
	 JUN. 13. 08		00222.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000007823	REAL ESTATE TRANSFER TAX
	 JUN. 13. 08		00111.00
	REVENUE STAMP		FP 103022

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This Schedule Y shall be attached to the Deed (or other conveyance document) for all future transfers of this Unit until the final anniversary date listed below.

Unit # 102 Affordable Unit X Market Unit
 Initial Purchaser: Rodriguez

An Affordable Unit is subject to an 80% of area median income limitation

Schedule Y Maximum Resale Price*

Unit Sales Price	\$219,990
Garage Parking Upgrade	\$0
Unit Upgrades	\$1,654
Base Purchase Price	\$221,644

Annual Compounded Interest Rate	5.00%
Initial Closing Date	June 13, 2008

Anniversary Date	Year #	Maximum Sales Price* On The Anniversary Date and Until the Next Anniversary Date
June 13, 2008	0	\$221,644
June 13, 2009	1	\$232,726
June 13, 2010	2	\$244,363
June 13, 2011	3	\$256,581
June 13, 2012	4	\$269,410
June 13, 2013	5	\$282,880
June 13, 2014	6	\$297,024
June 13, 2015	7	\$311,875
June 13, 2016	8	\$327,469
June 13, 2017	9	\$343,843
June 13, 2018	10	\$361,035
June 13, 2019	11	\$379,086
June 13, 2020	12	\$398,041
June 13, 2021	13	\$417,943
June 13, 2022	14	\$438,840
June 13, 2023	15	\$460,782
June 13, 2024	16	\$483,821
June 13, 2025	17	\$508,012
June 13, 2026	18	\$533,413
June 13, 2027	19	\$560,083
June 13, 2028	20	\$588,086
June 13, 2029	21	\$617,492
June 13, 2030	22	\$648,366
June 13, 2031	23	\$680,785
June 13, 2032	24	\$714,824
June 13, 2033	25	\$750,565
June 13, 2034	26	\$788,094
June 13, 2035	27	\$827,498
June 13, 2036	28	\$868,873
June 13, 2037	29	\$912,317
June 13, 2038	30	\$957,933

DISCLAIMER:

The Maximum Sales Price is not a guaranteed price but a maximum allowable if market conditions support the scheduled values. The Maximum Sales Price can only be adjusted annually on the Anniversary Date, there will be no prorations for Units sold in partial years.

* Maximum Sales Price refers to money and any other compensation or consideration.