

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Illinois)



Doc#: 0831855029 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/13/2008 10:33 AM Pg: 1 of 3

Mail To:

Juna Y. Uhm
Amy C. Ners
2204 S. Crambourne Way
Arlington Heights, IL 60005

Name and Address of Taxpayer:

Juna Y. Uhm
Amy C. Ners
2204 S. Crambourne Way
Arlington Heights, IL 60005

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:

Juna Y. Uhm and Amy C. Ners
734 Laramie Avenue
Glenview, IL 60025

Grantees, not in Tenancy in Common, but in JOINT TENANCY, 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 as above described not in tenancy in common, but in joint tenancy 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 Arlington Reserve 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.

NAT 15821-08-02775

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Permanent Real Estate Index Number (s): 08-16-203-001
Address of Real Estate: 2204 S. Crambourne Way
Arlington Heights, IL 60005

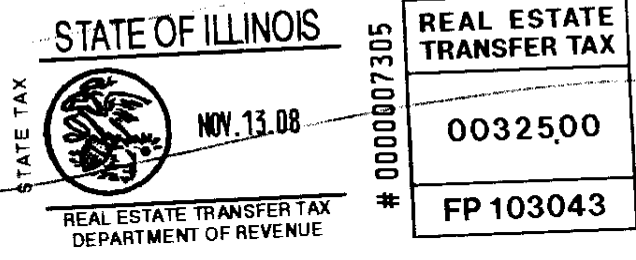
DATED this 29th day of October, 2008.

GRANTOR:

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

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

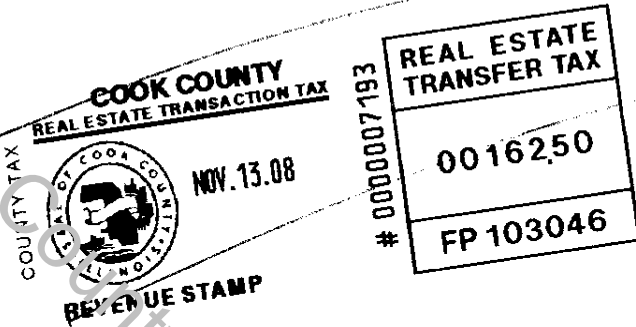
By: Melissa Mini
Melissa Mini
Authorized Agent



SELLER:

Lennar Chicago, Inc., an Illinois corporation

By: Melissa Mini
Melissa Mini
Authorized Agent



State of Illinois)
DU PPE) ss
County of ~~Cook~~)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Melissa Mini, personally known to me to be an Authorized Agent for Lennar Chicago, Inc., an Illinois corporation, which is the Seller and the Managing Member of the Grantor, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he/she 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 29th day of October, 2008.

Karen Blake
Notary Public



This instrument was prepared by Melissa Mini authorized agent for Lennar Chicago, Inc., 2300 N. Barrington Road, Suite 700, Hoffman Estates, IL 60169-2082

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Property Address: 2204 S. CRAMBOURNE WAY
ARLINGTON HEIGHTS, IL 60005

Parcel I.D.:

UNIT 5-2 IN ARLINGTON RESERVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 12, 2008 AS DOCUMENT 0807216000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office