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15837-09-02318

**SPECIAL WARRANTY DEED
(Illinois)**



Doc#: 0918055046 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/29/2009 11:03 AM Pg: 1 of 3

Mail To:

Tanvir H. Shaikh
Falguni P. Tailor
8537 Grove Street
Morton Grove, IL 60053

Name and Address of Taxpayer:

Tanvir H. Shaikh
Falguni P. Tailor
8537 Grove Street
Morton Grove, IL 60053

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:

**Tanvir H. Shaikh and Falguni P. Tailor
6533 N. California Avenue, Unit 1S
Chicago, IL 60645**

Grantees, husband and wife, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY, 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 joint tenancy or tenancy in common, but in tenancy by the entirety 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 Trafalgar Woods 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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Permanent Real Estate Index Number (s): 10-19-103-003
Address of Real Estate: 8537 Grove Street
Morton Grove, IL 60053

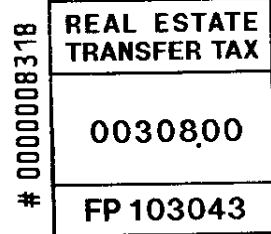
DATED this 21st day of May, 2009.

GRANTOR:

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

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

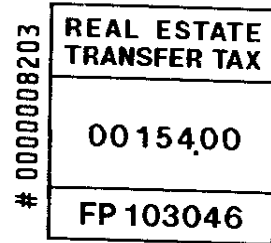
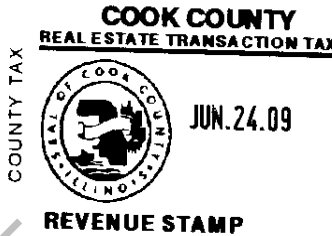
By: [Signature]
Melissa Mini
Authorized Agent



SELLER:

Lennar Chicago, Inc., an Illinois corporation

By: [Signature]
Melissa Mini
Authorized Agent



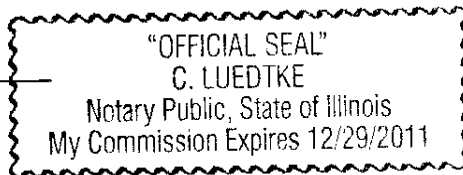
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
NO. 03399 AMOUNT \$ 924.00 DATE 6-2-09
ADDRESS 8537 Grove
(VOID IF DIFFERENT FROM DEED)
BY J Sheeber

State of Illinois)
) 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 21st day of May, 2009.

[Signature]
Notary Public



This instrument was prepared by Melissa Mini authorized agent for Lennar Chicago, Inc., 2300 N. Barrington Road, Suite 650, Hoffman Estates, IL 60169-2082

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Property Address: 8537 GROVE STREET
MORTON GROVE, IL 60053

Parcel I.D.:

UNIT 18-2, IN TRAFALGAR WOODS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 2, IN WHITE'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2, WHICH IS 330.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, (AS MEASURED ALONG SAID WEST LINE); THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 484.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 530.27 FEET TO A POINT OF INTERSECTION OF SAID SOUTH LINE AND THE CENTERLINE OF A NORTH AND SOUTH ALLEY BETWEEN GROVE STREET AND OAK PARK AVENUE, IN BLOCK 7 OF SCHMADER'S ADDITION TO MORTON GROVE; THENCE NORTH ALONG THE CENTERLINE OF SAID ALLEY, A DISTANCE OF 484.89 FEET TO A POINT OF INTERSECTION OF SAID CENTERLINE AND A LINE PARALLEL TO AND 330.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2, (AS MEASURED ALONG THE WEST LINE THEREOF); THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 843.92 FEET TO THE POINT OF BEGINNING, (EXCEPT THE WEST 25.00 FEET OF THE SOUTH 47.5 FEET, CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED AS DOCUMENT 11731392) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT " C " TO THE DECLARATION OF CONDOMINIUM RECORDED May 2, 2007 AS DOCUMENT 0712213006 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.