

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (Illinois)

### Mail To:

Law Offices of  
Morton J. Rubin  
3100 Dundee Road, Suite #402  
Northbrook, IL 60062

### Name and Address of Taxpayer:

Louis Lee  
Kaori O. Lee  
14127 John Humphrey Drive  
Orland Park, IL 60462



Doc#: 0924755087 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/04/2009 02:34 PM Pg: 1 of 3

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:

Louis Lee and Kaori O. Lee  
9700 Koch Court, Unit 4F  
Orland Park, IL 60467

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 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.

15822-09-03000

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Permanent Real Estate Index Number (s): 27-03-300-044 (UL)  
Address of Real Estate: 14127 John Humphrey Drive  
Orland Park, IL 60462

DATED this 21st day of August, 2009.

GRANTOR:

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

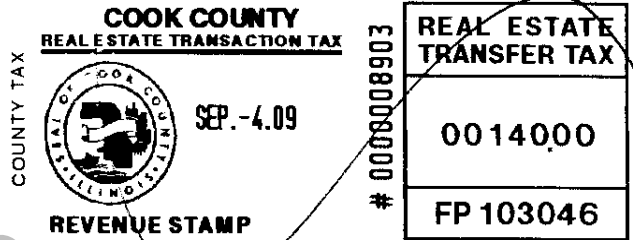
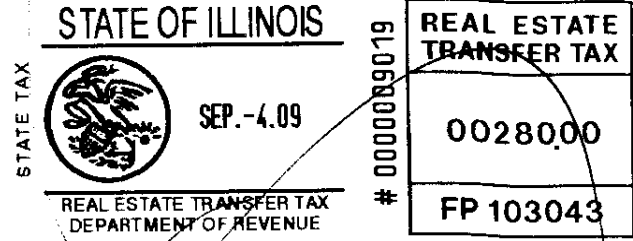
By: Lennar Chicago, Inc., an Illinois corporation, Managing Member

By: *Melissa Mini*  
Melissa Mini  
Authorized Agent

SELLER:

Lennar Chicago, Inc., an Illinois corporation

By: *Melissa Mini*  
Melissa Mini  
Authorized Agent

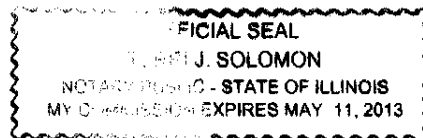


State of Illinois )  
                  *hester* ) ss  
County of ~~Cook~~ )

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 August, 2009.

*Terin J. Solomon*  
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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15822-09-03000

Property Address: 14127 JOHN HUMPHREY DRIVE  
ORLAND PARK, IL 60462  
Parcel I.D : 27-03-300-044 (UL)

UNIT 19-2 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 NUMBER 0607545144, IN COOK COUNTY, ILLINOIS; WHICH IS SURVEY IS ATTACHED AS EXHIBIT "B" OF THE DECLARATION OF CONDOMINIUM RECORDED October 19, 2006 AS DOCUMENT NUMBER 0629210110, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.