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THIS INSTRUMENT PREPARED BY:

Brian Meltzer MELTZER, PURTILL & STELLE LLC 1515 East Woodfield Road Second Floor Schaumburg, Illinois 60173-5431

> CTI 8500535 CY 210011560



Doc#: 1015926011 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 06/08/2010 09:05 AM Pg: 1 of 5

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\CE FOR RECORDER'S USE ONLY

04/11/07

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 14th day of May 2010, between Lexington Square Bridgeport L.L.C., a Delaware limited hisbility company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois ("Grantor"), and Ethan E. Rii ard Connie C. Rii ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of fen 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 REMINE, RELEASE, ALIEN AND CONVEY unto the Grantee, [JOINT TENANTS] 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 thereun's 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.

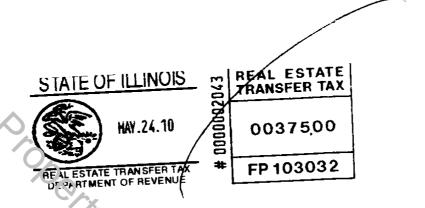
Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration for Lexington Square Townhomes ("Declaration"), and Grantor reserves to itself,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

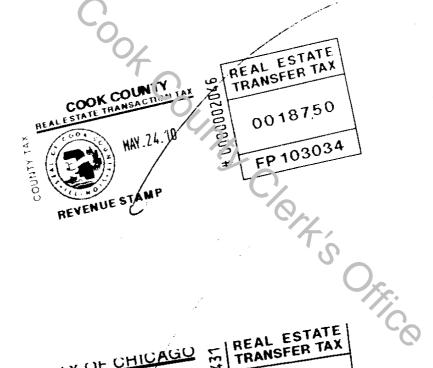
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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

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 Unit;
- (iv) terms, provisions and conditions of the Declaration;
- (v) applicable zoning and building laws and ordinances;
- (vi) roads and highways;
- (vii) unrecorded public utility easements, if (ny
- (viii) Grantee's mortgage;
- (ix) plats of dedication and covenants thereon;
- acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and
- (xi) liens and other matters of title over which the title company, is withing to insure without cost to Grantee.

Permanent Real Estate Index Number(s):	
Address(es) of real estate: 960 W. 37th Street - Unit #3 Chicago Illinois	

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

GRANTOR:

LEXINGTON SQUARE BRIDGEPORT L.L.C., a Delaware limited liability company

By: Lexington Homes L.L.C., an Illinois limited liability company

by: Its My Sils J Mkg

STATE OF ILLINOIS)

COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____Jeffrey M. Benach__, the _____Yice President of Sales and Marketing of Lexington Square Bridgeport L.L.C., a Delaware in med 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

day of May

_, 2010.

"OFFICIAL SEAL"

Elizabeth J Schmitz

Notary Public

MAIL TO:

Ethan Rii

960 W. 37th St., Unit 3

Chicago, IL 60609

OR RECORDER'S OFFICE BOX NO. ____

SEND SUBSEQUENT TAX BILLS TO:

Ethan Rii

960 W. 37 th St., Unit 3

(ADDRESS)

Chicago, IL 6060

(CITY, STATE AND ZIP)

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008500535 SK

STREET ADDRESS: 960 W. 37TH STREET UNIT 3 CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 17-32-408-027-0000

17-32-408-630-6608 LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTH 19.01 FRET OF THE NORTH 59.24 FEET OF LOT 1 IN LEXINGTON SQUARE SUBDIVISION, BEING A SUBDIVISION IN PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, ACCORDING TO THE PLAT THERBOF RECORDED DECEMBER 21, 2007 AS DOCUMENT 0735515054 IN COCK COUNTY, ILLINOIS

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLAR JOIN FOR LEXINGTON SQUARE TOWNHOMES DATED JULY 24, 2009 AND RECORDED AUGUST 5, 2019 AS DOCUMENT NUMBER 0921733079 AS AMENDED FROM TIME TO TIME AND AS CREATED BY DEEL FROM LEXINGTON SQUARE Si. R1. BRIDGEPORT L.L.C. TO ETHAN E. RII AND CONNIZ C. RII.

LEGALD