

# UNOFFICIAL COPY



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

THIS INSTRUMENT PREPARED  
BY:

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

CTI  
8500535 cy  
210011560  
1 of 3

A. SPACE 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 liability 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 and Connie C. Rii ("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, [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 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 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.

**BOX 333-CT**

FCB

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STATE OF ILLINOIS



MAY.24.10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000002073

REAL ESTATE  
TRANSFER TAX

00375.00

FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAY.24.10

COUNTY TAX

REVENUE STAMP

# 0000002046

REAL ESTATE  
TRANSFER TAX

00187.50

FP 103034

CITY OF CHICAGO



MAY.24.10

CITY TAX

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000006431

REAL ESTATE  
TRANSFER TAX

03937.50

FP 103033

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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 any;
- (viii) Grantee's mortgage;
- (ix) plats of dedication and covenants thereon;
- (x) 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 willing to insure without cost to Grantee.

Permanent Real Estate Index Number(s): \_\_\_\_\_

Address(es) of real estate: 960 W. 37<sup>th</sup> Street - Unit #3, Chicago, Illinois



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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  
 17-32-408-030-0000  
 LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTH 19.01 FEET 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 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 2007 AS DOCUMENT 0735515054 IN COOK 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 DECLARATION FOR LEXINGTON SQUARE TOWNHOMES DATED JULY 24, 2009 AND RECORDED AUGUST 5, 2009 AS DOCUMENT NUMBER 0921733079 AS AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM LEXINGTON SQUARE BRIDGEPORT L.L.C. TO ETHAN E. RII AND CONNIE C. RII.

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