

# UNOFFICIAL COPY



Doc#: 1020001003 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/19/2010 10:51 AM Pg: 1 of 3

1083  
15821-10-00756  
SPECIAL WARRANTY DEED  
(Illinois)

**Mail To:**

Annie Lam  
Jason Glen Nguy  
751 Sanborn Street  
Des Plaines, IL 60018

**Name and Address of Taxpayer:**

Annie Lam  
Jason Glen Nguy  
751 Sanborn Street  
Des Plaines, IL 60018

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:

**Annie Lam and Jason Glen Nguy**  
6019 N. Rockwell  
Chicago, IL 60659

Grantees, husband and wife, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY, 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 taxes 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 Concord Commons Condominium; (v) any laws and restrictions, covenants, conditions, limitations, reservations, agreements or easements recorded in the public records for the County; (vi) acts done or suffered by Grantee and any mortgage or deed of trust obtained by Grantee for the purchase of the property; (vii) the Illinois Condominium Property Act; (viii) No Further Remediation Letter, recorded in Cook County, Illinois as Document No. 0504549062; and (ix) License Agreement dated 1/4/07 between Lennar Communities of Chicago L.L.C., an Illinois limited liability company, and Illinois Brick Company, a Prairie Company, an Illinois corporation.

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.

# UNOFFICIAL COPY

-010

Permanent Real Estate Index Number (s): 09-18-215  
Address of Real Estate: 751 Sanborn Street, Des Plaines, IL 60018

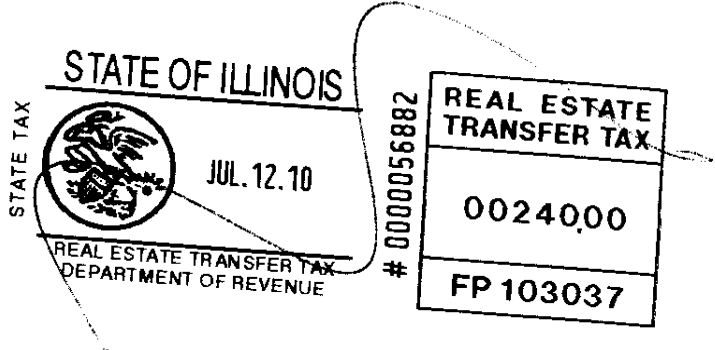
DATED this 29th day of June, 2010.

GRANTOR:

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

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

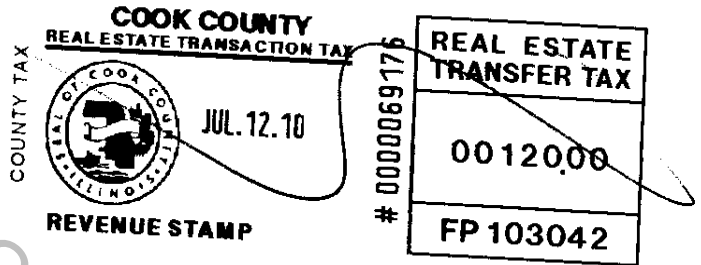
By: Lisa M. Fiveash  
Lisa M. Fiveash  
Authorized Agent



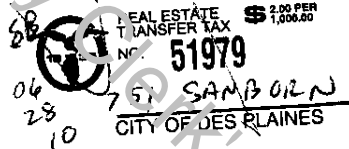
SELLER:

Lennar Chicago, Inc., an Illinois corporation

By: Lisa M. Fiveash  
Lisa M. Fiveash  
Authorized Agent



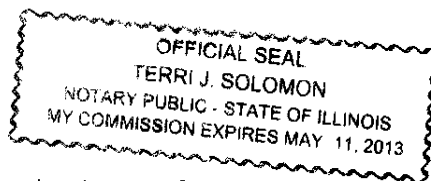
State of Illinois )  
                                  ) ss  
County of Lake)



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Lisa M. Fiveash, 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 deed of the Seller and Grantor, for the uses and purposes therein set forth.

Given under my hand official seal this 29th day of June, 2010.

Terri J. Solomon  
Notary Public



This instrument was prepared by Lisa M. Fiveash authorized agent for Lennar Chicago, Inc., 2300 N. Barrington Road, Suite 650, Hoffman Estates, IL 60169

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## EXHIBIT A LEGAL DESCRIPTION

18-2

UNIT IN CONCORD COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE NORTHWEST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR CONCORD COMMONS CONDOMINIUM, RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0516703080; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number(s): 09-18-215-010

Property of Cook County Clerk's Office