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THIS INSTRUMENT PREPARED
BY:

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



Doc#: 1021735033 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/05/2010 10:42 AM Pg: 1 of 6

CT1
AST AH 10P2
210024763

07/18/07

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 28th day of July, 2010, between Lexington Crossing L.L.C., a 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 Alexander Tuzenkov and Nina Davydova ("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 thereto 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 of Condominium Ownership for Willow Place Condominium ("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

S y
F 6
S y
SC y
INT y

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Property of Cook County Clerk's Office

STATE OF ILLINOIS AUG. -3.10 	REAL ESTATE TRANSFER TAX # 0000003702
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	00260.00
	FP 103032

COOK COUNTY REAL ESTATE TRANSACTION TAX AUG. -3.10 	REAL ESTATE TRANSFER TAX # 0000003702
REVENUE STAMP	00130.00
	FP 103032

0000003702

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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) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the Unit as a condominium residence;
- (iii) the Illinois Condominium Property Act;
- (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;
- (xi) liens and other matters of title over which the title company, is willing to insure without cost to Grantee; and
- (xii) No Further Remediation Letter recorded in Cook County, Illinois as Document No. 0604519071.

Permanent Real Estate Index Number(s): 03-23-109-023

Address(es) of real estate: 15 E. Willow Road, Wheeling, Illinois 60090

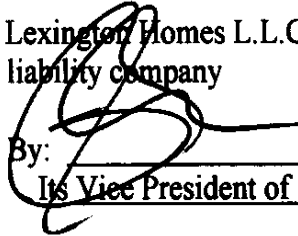
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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

LEXINGTON CROSSING L.L.C., a Delaware limited liability company

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

By: 

Its Vice President of Sales and Marketing

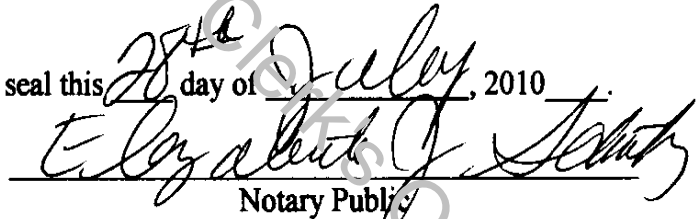
STATE OF ILLINOIS)

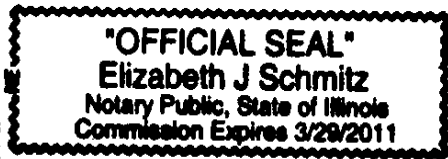
) SS.

COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey M. Benach, its Vice President of Sales and Marketing of Lexington Homes L.L.C., an Illinois limited liability company, which is the Manager of Lexington Crossing L.L.C., a Delaware limited 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 20th day of July, 2010.


Notary Public



MAIL TO:

ALEXANDER TUZENKOV
15 E. Willow Rd.
WHEELING, IL 60090

SEND SUBSEQUENT TAX BILLS TO:

NINA DAUYDOVA
(NAME)
15 E. Willow Rd
(ADDRESS)
WHEELING IL 60090
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. _____

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008500539 SK

STREET ADDRESS: 15 E. WILLOW RD.

#13-2

CITY: WHEELING

COUNTY: COOK

TAX NUMBER: 03-23-109-024-0000

LEGAL DESCRIPTION:

UNIT NUMBER 13-2 IN THE WILLOW PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2 AND 3 IN WILLOW PLACE SUBDIVISION BEING A RESUBDIVISION IN THE SOUTHEAST 1/4, THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0314322018, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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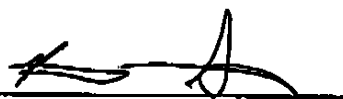
**2 COMMUNITY BLVD
 Wheeling, Illinois 60090
 (847) 459-2600 • Fax (847) 459-9692**

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known 15 E. Willow Road has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: 
 Name: Brian Smith
 Title: Accountant
 Date: 7/27/2010

Property of Cook County Clerk's Office