

UNOFFICIAL COPY



Doc#: 1034328012 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/09/2010 10:55 AM Pg: 1 of 3

1 of 3

**SPECIAL WARRANTY DEED
(Illinois)**

Mail To:

Law Offices of Antonopoulos & Virtel, P. C.
Lee T. Virtel
15419 127th Street - Suite 100
Lemont, IL 60439

Name and Address of Taxpayer:

Therese G. Davoren
44 Grace Court
Lemont, IL 60439

1582270-02830

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:

**Therese G. Davoren
9 W. Meagan Lane
Lemont, IL 60439**

Grantee, as sole owner, 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 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 Singer Landing 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.

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Permanent Real Estate Index Number (s): 22-20-409-010 (UL)
 Address of Real Estate: 44 Grace Court
Lemont, IL 60439

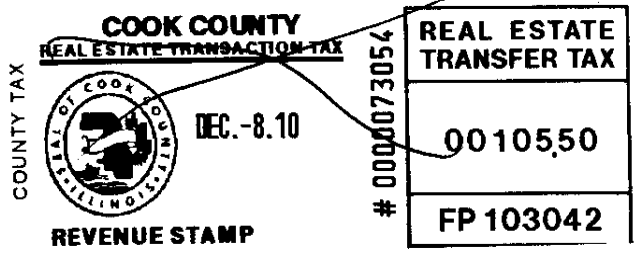
DATED this 19th day of November, 2010.

GRANTOR:

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

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

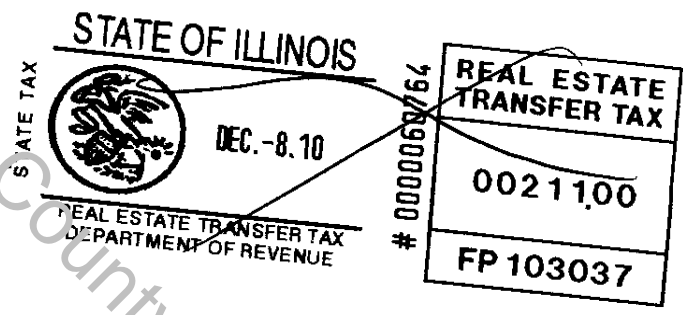
By: *Lisa M. Fiveash*
 Lisa M. Fiveash
 Authorized Agent



SELLER:

Lennar Chicago, Inc., an Illinois corporation

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

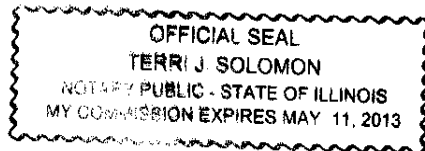


State of Illinois)
) ss
 County of Cook)

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 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 19th day of November, 2010.

Terr 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 60169-2082

UNOFFICIAL COPY

15822-10-02830

Property Address: 44 GRACE COURT
LEMONT, IL 60439

Parcel I.D : 22-20-409-010 (UL)

UNIT 7-23 IN SINGER LANDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOT 1 IN SINGER LANDING, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED February 15, 2005 AS DOCUMENT 0504627061, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH 21 DEGREES 42 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 61.42 FEET; THENCE NORTH 68 DEGREES 20 MINUTES 05 SECONDS EAST 205.28 FEET; THENCE SOUTH 21 DEGREES 39 MINUTES 55 SECONDS EAST 83.77 FEET TO A POINT ON CURVED LINE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET, SAID POINT BEING ALSO ON THE SOUTH LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 1, AN ARC DISTANCE OF 89.42 FEET (THE CHORD TO SAID ARC BEARS SOUTH 82 DEGREES 58 MINUTES 24 SECONDS WEST, 88.45 FEET) TO A POINT OF CURVATURE IN THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 68 DEGREES 20 MINUTES 05 SECONDS WEST, 119.66 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM, RECORDED February 23, 2007 AS DOCUMENT 0705415134, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.