

UNOFFICIAL COPY

NORTH AMERICAN

TITLE CO.

15821-12-01347
SPECIAL WARRANTY DEED
(Illinois)



Doc#: 1224110034 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/28/2012 11:38 AM Pg: 1 of 3

Mail To:

Kolpak and Lerner
Jeff Lerner
6767 N. Milwaukee Ave., Ste. 202
Niles, IL 60714

Name and Address of Taxpayer:

Maher Fakhoury
6805 Prairie Street
Morton Grove, IL 60053

The Grantor, Lennar Communities of Chicago L.L.C., an Illinois limited liability company, of the Village of Schaumburg, 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:

Maher Fakhoury
8936 Linder Avenue
Morton Grove, IL 60053

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 Trafalgar Woods 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.

Y 3 2 2 Y Y
S P S M S E INT 97

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Permanent Real Estate Index Number (s): 10-19-103-010-0000
Address of Real Estate: 6805 Prairie Street
Morton Grove, IL 60053

DATED this 27th day of June, 2012.

GRANTOR:


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



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

By: 
Doug Bober
Authorized Agent

SELLER:

Lennar Chicago, Inc., an Illinois corporation

By: 
Doug Bober
Authorized Agent

REAL ESTATE TRANSFER	08/14/2012
 	
COOK	\$147.50
ILLINOIS:	\$295.00
TOTAL:	\$442.50

10-19-103-010-0000 | 20120601605938 | AK0VCL


VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

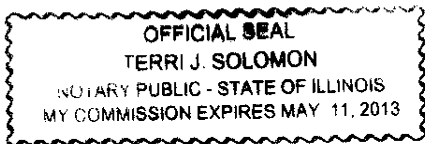
NO. 04474 AMOUNT \$ 885.00 DATE 8-6-12
ADDRESS 6805 Prairie St
(VOID IF DIFFERENT FROM DEED)
BY J. Steeler

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 Doug Bober, 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 act and deed of the Seller and Grantor for the uses and purposes therein set forth.

Given under my hand official seal this 27th day of June, 2012.


Notary Public



This instrument was prepared by Doug Bober authorized agent for Lennar Chicago, Inc., 1300 East Woodfield Road, Suite 304, Schaumburg, IL 60173

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15821-12-01377

Property Address: 6805 PRAIRIE STREET
MORTON GROVE, IL 60053
Parcel I.D.: 10-19-103-010-0000 U/L

UNIT 14-3 IN TRAFALGAR WOODS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 2, IN WHITE'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF THE WEST LINE OF SAID LOT 2, WHICH IS 330.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, (AS MEASURED ALONG SAID WEST LINE); THENCE SOUTH ALONG THE WEST LINE OF SAID OF LOT 2, A DISTANCE OF 484.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 830.27 FEET TO A POINT OF INTERSECTION OF SAID SOUTH LINE AND THE CENTERLINE OF NORTH AND SOUTH ALLEY BETWEEN GROVE STREET AND OAK PARK AVENUE, IN BLOCK 7 OF SCHRADER'S ADDITION TO MORTON GROVE; THENCE NORTH ALONG THE CENTERLINE OF SAID ALLEY, A DISTANCE OF 484.89 FEET TO POINT OF INTERSECTION OF SAID CENTERLINE AND A LINE PARALLEL TO AND 330.00 FEET SOUTH OF THE NORTH LINE OF SAID OF LOT 2, (AS MEASURED ALONG THE WEST LINE THEREOF); THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 843.92 FEET TO THE POINT OF BEGINNING, (EXCEPT THE WEST 25.00 FEET OF THE SOUTH 47.5 FEET, CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED AS DOCUMENT NUMBER 11731392) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 2, 2007 AS DOCUMENT NUMBER 0712213006, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.