

UNOFFICIAL COPY

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2000-06-14 13:45:18  
Cook County Recorder 29.50



00437764

(Above Space For Recorder's Use Only)

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED ("Deed") is given this 27th day of April, 2000, by **WEST PARK PLACE RESIDENTS ASSOCIATION FOR PRESERVATION**, an Illinois not-for-profit corporation ("Grantor"), to **DAVID J. SCARDINA** and **BELINDA MUNIZ** ("Grantee"), husband and wife, of 3005 North Washnaw, Chicago, Illinois, not as Tenants in Common or as Joint Tenants, but as Tenants by the Entirety.

WITNESSETH, that Grantor for and in consideration of sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee (the receipt of which Grantor acknowledges), Grantor does REMISE, RELEASE, ALIEN AND CONVEY to Grantee the real estate described in 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Grantee is a purchaser of a vacant unit described in Exhibit A prior to the conversion of the real estate to a condominium.

Grantor covenants, promises and agrees, to and with Grantee, its heirs and assigns, that it has not done or permitted to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited. Grantor also covenants, promises, and agrees that it WILL WARRANT AND DEFEND, subject to the following permitted exceptions:

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) special taxes or assessments for improvements not yet completed and other assessments or installments which are not due and payable at the time of closing;
- (3) public, private and utility easements;
- (4) covenants, conditions and restrictions of record;
- (5) applicable zoning and building laws, ordinances and restrictions, as amended from time to time;
- (6) Declaration of Easements, Restrictions and Covenants for West Park Place Condominium;
- (7) party walls;
- (8) alleys, roads and highways (if any);
- (9) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which Grantee shall remove at that time by using the loan proceeds to be paid upon delivery of this Deed;
- (10) matters over which the title insurer is willing to insure;
- (11) Use Agreement dated May 10, 1995 by and between Secretary of Housing and Urban Development and West Park Place Residents Association for Preservation;
- (12) Grant Agreement dated May 10, 1995 by and between Secretary of Housing and Urban Development and West Park Place Residents Association for Preservation;
- (13) acts done or suffered by Grantee;
- (14) Grantee's mortgage (if any).

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Grantor has executed this Deed as of the date first written above.

**GRANTOR:**

WEST PARK PLACE RESIDENTS  
ASSOCIATION FOR PRESERVATION,  
an Illinois not-for-profit corporation

By: *Marcia Scardina*  
Name: Marcia Scardina  
Title: President

This instrument was prepared by: Debra A. Kleban, Applegate & Thorne-Thomsen, P.C.  
322 South Green Street, Suite 412, Chicago, Illinois 60607

Mail recorded Deed to: Belinda Muniz and David J. Scardina  
1303A North Larrabee, Chicago, IL 60614

Send subsequent tax bills: West Park Place Condominium Association  
c/o Leasing & Management Company, Inc.  
5000 North Elston Avenue, Chicago, Illinois 60630

STATE OF ILLINOIS )  
  )  
COUNTY OF COOK        )

The undersigned, a Notary Public in and for Cook County, Illinois, DOES HEREBY CERTIFY that Marcia Scardina, as President of WEST PARK PLACE RESIDENTS ASSOCIATION FOR PRESERVATION, an Illinois not-for-profit corporation, who is personally known to me to be the same person whose name is signed to the attached Special Warranty Deed, appeared before me this day in person and acknowledged that as such President she signed and delivered the Deed as her free and voluntary act, and as the free and voluntary act and deed of the company for the uses and purposes described in the Special Warranty Deed.

GIVEN under my hand and official seal this 27<sup>th</sup> day of April 2000

*Margaret Ann Shultz*  
Notary Public



EXHIBIT A

Legal Description

UNIT 1803A IN WEST PARK PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE NORTH HALF AND THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON MAY 13, 1999 AS DOCUMENT NO. 99466009, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers. 14-33-304-020-0000  
14-33-304-043-0000  
14-33-304-044-0000  
14-33-304-045-0000  
14-33-308-054-0000  
14-33-317-043-0000

Address of Real Estate: 1803A North Larrabee, Chicago, Illinois 60614

City of Chicago  
Dept. of Revenue  
227440



Real Estate  
Transfer Stamp  
\$105.00

06/05/2000 14:40 Batch 07222 39

EXEMPT UNDER 35 ILCS 200/31-45 PARAGRAPH b;  
AND COOK COUNTY ORDINANCE, PARAGRAPH b.

DATE 6/6/00 Margaret Shultz  
SIGNATURE OF AUTHORIZED PARTY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire an hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 6-6-00

Signature: Bennett Applegate  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID agent  
THIS 6th DAY OF June  
19 2000

NOTARY PUBLIC Margaret Ann Shultz



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 6-6-00

Signature: Bennett Applegate  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID agent  
THIS 6th DAY OF June  
19 2000

NOTARY PUBLIC Margaret Ann Shultz



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]