

SPECIAL WARRANTY DEED

THE GRANTOR, **Garrett G. Alcock**, a bachelor, for and in consideration of the sum of Ten and no/100 DOLLARS (\$10.00) in hand paid and other good and valuable considerations, by these premises dose REMISE, RELEASE, ALIEN and CONVEY unto grantees, Tami J. Shay and William M. Peck, of 203 Kedzie, Chicago, Illinois, as joint tenants and not as tennants in common, and to their heirs and assigns, FOREVER, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

And Grantor, for itself and its successors, does covenant, promise and agree and WARRANT to and with grantees, their 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 incumbered or charged, except as herein or in the exdhibit hereto recited.

PIN #11-29-109-012-0000 (part)
Address: 7610-7612 Eastlake Terrace Unit 7610-3, Chicago, Illinois

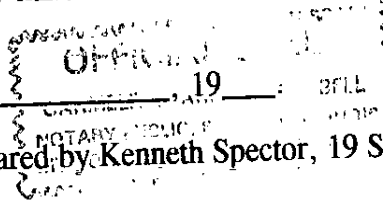
In Witness Whereof, said Grantor has signed these presents this 9th day of November, 1999.

Garrett G. Alcock
Garrett G. Alcock

STATE OF ILLINOIS }
COUNTY OF COOK } SS I, Undersign, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Garrett G. Alcock, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of November, 1999.

Commission expires



This instrument prepared by Kenneth Spector, 19 South LaSalle Street, Suite 1300, Chicago, Illinois 60603

Mail to: Mary York
32142 N. Southport
Chicago IL 60657

Subsequent tax bills to:
William Peck
7610 Eastlake Terrace #3
Chicago IL 60626

BOX 333-CTD

Handwritten notes on the left margin: "6/3 for no 203 Kedzie", "A 626288", "CTD 78242707"

Handwritten number "3" and initials "JP" on the right margin.

UNOFFICIAL COPY

00447002

COOK
CO. NO. 016

125591



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JUN 14 '00

DEPT. OF
REVENUE

240.00

0047

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP JUN 14 '00
P.B. 11824



120.00

★
★
★
★
129673

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE JUN 14 '00
P.B. 11193



998.00

★
★
★
★
129674

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE JUN 14 '00
P.B. 11193



801.00

EXHIBIT A

UNIT NUMBER 7610-3 in 7610-7612 EASTLAKE TERRACE CONDOMINIUM, as delineated on a survey of the following described real estate: The South 1/2 of Lot 8 in the subdivision of Block 1 in Birchwood Beach in Section 29, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit A to the Declaration of Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 20170020, together with its undivided percentage interest in the common elements;

Subject to the following: covenants, conditions and restrictions and building lines of record; zoning and building laws and ordinances; terms, provisions, covenants and conditions of the Declaration of Condominium, including all amendments and exhibits thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or any amendments or exhibits thereto; applicable provisions of the Declaration for 7610-7612 Eastlake Terrace Condominium, recorded as Document No. 20170020, and all amendments and exhibits thereto; roads and highways; party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; encroachments, if any; leases and licenses affecting the Common Elements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1999 and subsequent years; installments due after the date hereof for assessments established pursuant to the Declaration of Condominium or for drainage or other assessments; the mortgage or trust deed and/or other acts done or suffered by grantees or either grantee or anyone claiming by, through or under grantees or either grantee.

Grantor also hereby grants (subject to the foregoing) to grantees, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easement 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.

The tenant of the unit has waived or has failed to exercise the right of first refusal set forth in Section 30 of the Illinois Condominium Property Act.

Recorder's Office