

UNOFFICIAL COPY 00463853

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SPECIAL WARRANTY DEED

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE

3729/0008 82 002 Page 1 of 4  
2000-06-23 10:03:47  
Cook County Recorder 27.50



00463853

THIS INDENTURE, made this 9th day of June, 2000, between ~~829~~ 829 Forest Avenue, L.L.C, an Illinois limited liability company, duly authorized to transact business in the State of Illinois, ("Grantor"), and CARLOS H. TENORIO AND SUSAN P. RAND, ("Grantee") having an address of 1002 Hinman, Evanston, Illinois 60202,

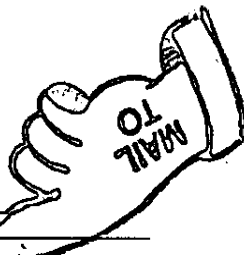
WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its assigns, not as tenants in common, BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by all the following described land, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF:

Commonly known as 829 Forest Avenue, Unit 2E, Evanston, Illinois 60202

Permanent Index Number: 11-19-404-006-0000

Grantor also hereby grants to the Grantee, its successors and assigns, all 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 Ownership for Forest Square Condominium Association (the "Declaration"), and Grantor reserves to itself,



MAIL TO:  
~~1002 Hinman~~  
Carlos H. Tenorio  
829 Forest Ave., 2E  
Evanston, IL 60202

Send subsequent tax bills to:  
CARLOS H. TENORIO  
829 Forest Avenue, Unit 2E  
Evanston, Illinois 60202

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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.

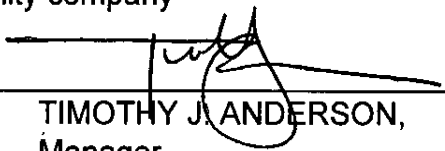
Together with all and singular the hereditaments and appurtenances thereunder belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in 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, not as tenants in common, BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, with the appurtenances, unto the Grantee, and its assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and 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 recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND, subject to:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantees or anyone claiming, by, through or under Grantees; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefor; rights of the public, the City of Evanston and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Premises; roads or highways, if any, Grantees' mortgage, if any.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of this 9th day of June, 2000.

825 Forest Avenue, L.L.C., By: Focus Management, L.L.C., an Illinois limited liability company

By:   
TIMOTHY J. ANDERSON,  
Manager

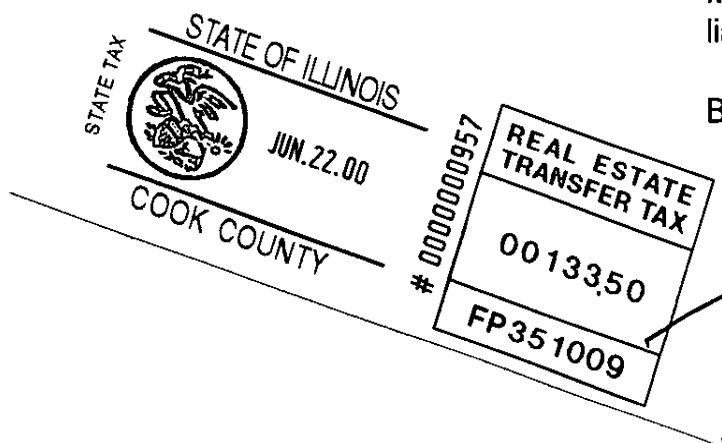




EXHIBIT "A"

829 - UNIT 2E, IN THE FOREST SQUARE CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5 AND 6 IN BLOCK 8 IN WHITE'S ADDITION TO EVANSTON IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 22, 2000 AS DOCUMENT 00128069, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 11-19-404-006-0000.

Affects: More than property in question.

Property of Cook County Clerk's Office