

UNOFFICIAL COPY

00528709

4 85/00 8 32 001 Page 1 of 4

2000-07-17 10:13:39

Cook County Recorder 27.50



00528709

SPECIAL WARRANTY DEED

00000562
10/3/00

THE GRANTOR, South Commons L.L.C., an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid and pursuant to authority given by the Manager of said Company, CONVEYS AND WARRANTS to Marion A. Flunder of 9231 South Laflin Chicago IL 60620 all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

RECORDER'S STAMP

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO AND MADE A PART HEREOF

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 demand whatsoever, of the party of the first part, either in law or equity, or, in and to the above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it, subject to: SEE ATTACHED EXHIBIT "A"

Permanent Index Number(s): 17-27-310-086-0000 17-27-318-044-0000 17-27-310-087-0000

Property Address: 2921 S. Michigan Avenue, Unit 213 , Chicago, IL 60616

In Witness Whereof, said Grantor has executed this Deed by its Manager, this 14th day of July, 2000.

SOUTH COMMONS L.L.C., an Illinois limited liability company

By: HABITAT SOUTH COMMONS L.L.C., an Illinois limited liability company
Its: Manager

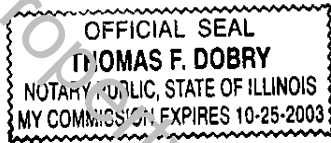
By: THE HABITAT COMPANY, an Illinois corporation
Its: Manager

By: Albert J. Caputo Jr.
Vice President

Attest: [Signature]
Assistant Secretary

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Albert J. Caputo Jr and STEPHANIE A. CARSTEN personally known to me to be the Vice President and Assistant Secretary of THE HABITAT COMPANY, an Illinois corporation, as Manager of HABITAT SOUTH COMMONS L.L.C., an Illinois limited liability company, as Manager of SOUTH COMMONS L.L.C., an Illinois limited liability company, appeared before me this day in person, and severally acknowledged that as such Vice President and Assistant Secretary, they signed, sealed and delivered this instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 14th day of July, 2000.



Thomas F. Dobry
Notary Public

My commission expires on 10-25-03.


This instrument was prepared by Matthew Martin, 350 W. Hubbard Street Chicago IL 60610

Mail to:
Marion Flunden
(Name)
P.O. Box 20653
(Address)
Chicago, IL 60620
(City, State, Zip Code)


SEND SUBSEQUENT TAX BILLS TO:
Marion A. Flunden
(Name)
P.O. Box 20653
(Address)
Chicago, IL 60620
(City, State, Zip Code)


EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____



STATE OF ILLINOIS
STATE TAX  JUL. 17.00
REAL ESTATE TRANSFER TAX
0004800
0000001415
FP326703

Signature of Buyer, Seller or Representative

CITY OF CHICAGO
 JUL. 17.00
REAL ESTATE TRANSACTION TAX
0036000
0000001330
FP326675

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX  JUL. 17.00
REAL ESTATE TRANSFER TAX
0002400
0000001415
FP326657

REVENUE STAMP

00528709

UNOFFICIAL COPY
EXHIBIT A
LEGAL DESCRIPTION FOR SOUTH COMMONS PHASE I CONDOMINIUM

UNIT NUMBER 213-2921 IN SOUTH COMMONS PHASE I CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF BLOCKS 92 AND 95, AND OF VACATED EAST 29TH STREET NORTH OF SAID BLOCK 92, IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 50.00 FEET WEST OF THE NORTHWEST CORNER OF LOT 3 IN HARLOW N. HIGINBOTHAM'S SUBDIVISION OF PART OF LOTS 21, 22 AND 23 IN THE ASSESSOR'S DIVISION OF THE NORTH 173.7 FEET OF THE EAST ½ OF BLOCK 92 AFORESAID, SAID POINT BEING 8.00 FEET NORTH OF A LINE "X" DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF ¾ OF THE WEST ½ OF BLOCK 92 AFORESAID TO THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 AFORESAID; THENCE WEST ALONG A LINE 8.00 FEET NORTH OF AND PARALLEL WITH SAID LINE "X", A DISTANCE OF 113.16 FEET; THENCE SOUTH PERPENDICULARLY TO SAID LINE "X", A DISTANCE OF 17.33 FEET; THENCE WEST ALONG A LINE 9.33 FEET SOUTH OF AND PARALLEL WITH SAID LINE "X" 184.69 FEET MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 1, 60.00 FEET EAST OF THE NORTHWEST CORNER THEREOF, IN JOHN LONEGAN'S SUBDIVISION AFORESAID, TO A POINT ON THE SOUTH LINE OF LOT 8, 60.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF, IN THE COUNTY CLERK'S DIVISION OF LOT 3 OF BLOCK 95 AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 524.58 FEET; THENCE EAST PARALLEL WITH SAID LINE "X" 298.18 FEET MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH INDIANA AVENUE, (SAID EAST LINE BEING A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 6 IN THE SUBDIVISION OF THE WEST ½ OF THE SOUTH 1/3 OF THE EAST ½ OF BLOCK 95 AFORESAID TO THE NORTHWEST CORNER OF LOT 3 IN HARLOW N. HIGINBOTHAM'S SUBDIVISION AFORESAID); THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY ILLINOIS.

ALSO,

THAT PART OF BLOCK 98 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH A LINE CONNECTING THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 IN CANAL TRUSTEES' SUBDIVISION AFORESAID, TO THE SOUTHWEST CORNER OF LOT 8 IN THE COUNTY CLERK'S DIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 95 AFORESAID, SAID POINT BEING 533.91 FEET SOUTH OF THE NORTH LINE OF LOT 1 IN LONEGAN'S SUBDIVISION AFORESAID; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE THAT IS PARALLEL WITH A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF ¾ OF THE WEST 1/2 OF BLOCK 92 AFORESAID, TO THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION AFORESAID (SAID PARALLEL LINE HERENAFTER AS LINE "A"), A DISTANCE OF 298.18 FEET TO A POINT ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH INDIANA AVENUE; THENCE SOUTH 00 DEGREES 07 MINUTES 24 SECONDS EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 308.40 FEET TO THE SOUTH LINE OF BLOCK 95 IN CANAL TRUSTEES' SUBDIVISION AFORESAID (SAID SOUTH LINE ALSO BEING THE NORTH LINE OF BLOCK 98 AFORESAID); THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 98, A DISTANCE OF 0.009 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF 9 TO 16 BOTH INCLUSIVE IN THOMAS' RESUBDIVISION OF SAID BLOCK 98; THENCE SOUTH 00 DEGREES 05 MINUTES 44 SECONDS EAST ALONG THE SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 119.10 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 MINUTES 05 MINUTES 44 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 267.86 FEET TO THE EASTERLY EXTENSION OF A LINE 34.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 41 AND 60 TO 63 IN THOMAS AND BOONE'S SUBDIVISION OF BLOCK 98 AFORESAID; THENCE SOUTH 89 DEGREES 56 MINUTES 37 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 298.29 FEET TO THE POINT OF INTERSECTION WITH A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 63 TO 78 BOTH INCLUSIVE, IN THOMAS AND BOONE'S SUBDIVISION AFORESAID; THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 254.65 FEET TO A POINT THAT IS 132.40 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 98; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH LINE "A" AFORESAID, A DISTANCE OF 77.58 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE NORTH 90

UNOFFICIAL COPY

DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH SAID LINE "A" A DISTANCE OF 220.51 FEET TO THE PLACE OF BEGINNING, ALL COOK COUNTY, ILLINOIS.

ALSO,

00528709

THAT PART OF BLOCKS 95 AND 98 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE 3RD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH A LINE CONNECTING THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 IN CANAL TRUSTEES' SUBDIVISION, AFORESAID, TO THE SOUTHWEST CORNER OF LOT 8 IN THE COUNTY CLERK'S DIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 95 AFORESAID, SAID POINT BEING 533.91 FEET SOUTH OF THE NORTH LINE OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION AFORESAID; THENCE SOUTH 90 DEGREES 00 MINUTES 11 SECONDS EAST ALONG A LINE THAT IS PARALLEL WITH A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF 3/4 OF THE WEST 1/2 OF BLOCK 92 AFORESAID, TO THE NORTHWEST CORNER OF LOT 1 JOHN LONEGAN'S SUBDIVISION AFORESAID (SAID PARALLEL LINE HEREINAFTER REFERRED TO AS LINE "A"), A DISTANCE OF 298.18 FEET TO A POINT ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH INDIANA AVENUE; THENCE SOUTH 00 DEGREES, 07 MINUTES, 24 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 170.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES, 07 MINUTES, 24 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 138.40 FEET TO THE SOUTH LINE OF BLOCK 95 AFORESAID (SAID SOUTH LINE ALSO BEING THE NORTH LINE OF BLOCK 98 AFORESAID); THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 98, A DISTANCE OF 0.009 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 9 TO 16 BOTH INCLUSIVE TO THOMAS' RESUBDIVISION OF THE EAST 1/2 OF SAID BLOCK 98; THENCE SOUTH 00 DEGREES 05 MINUTES, 44 SECONDS, EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 119.10 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST PARALLEL WITH LINE "A" AFORESAID, A DISTANCE OF 133.51 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 257.50 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST PARALLEL WITH SAID LINE "A", A DISTANCE OF 133.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 14, 1999 AS DOCUMENT NUMBER 99043982, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

The Tenant of the Unit either waived or failed to exercise option to purchase the Unit, or the Tenant did not have an option to purchase the Unit, unless the Tenant is the purchaser.

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

17-27-310-086-0000 17-27-318-044-0000 17-27-310-087-0000