

UNOFFICIAL COPY

Near North
National Title

00578856

5057/0072 04 001 Page 1 of 3
2000-08-01 10:39:15
Cook County Recorder 25.50



00578856

SPECIAL WARRANTY DEED

THIS INSTRUMENT, made this 24th day of July, 2000 between 1527-31 W. Sherwin Venture Associates, Inc., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part and Jung A. Lee, 1550 W. Jarvis Avenue, Chicago, Illinois 60626 party of the second party, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN & 00/100 Dollars and other good and valuable consideration in hand paid, by the party of the second party, the receipt whereof is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

PARCEL 1:

UNIT 1527-2N IN 1527-31 W. SHERWIN CONDOMINIUM AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 6 AND 7 ADJOINING IN BLOCK 8 IN S.H. DOLAND'S SUBDIVISION OF 580 FEET EAST OF AND ADJOINING THE WEST 175 FEET OF THAT PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 27, 2000 AS DOCUMENT 00293727 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 14, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

THE TENANT OF THIS UNIT FAILED TO EXERCISE ITS RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS

N0001437 LE 1 of 3

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FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION RECITED AND STIPULATED AT LENGTH HEREIN.

P.I.N. 11-29-316-004 and 11-29-316-005

TO HAVE AND TO HOLD said real estate, together with all and singular the rights and appurtenances thereto in anyway belonging, unto the party of the second part and its successors and to WARRANT AND FOREVER DEFEND all and singular said real estate unto the party of the second part, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under the party of the first part but not otherwise and subject to:

SUBJECT ONLY TO: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration or amendments thereto and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act ("Act") and/or the Chicago Condominium Conversion Ordinance ("Code"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessments; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) general taxes for the second installment of the year 1999 and subsequent years; (j) installments due after the Closing (as hereinafter defined) of assessments established pursuant to the Declaration of Condominium; (k) existing tenant lease and existing laundry lease (l) applicable zoning and building laws and ordinances and other ordinances of record; (m) encroachments, if any; (n) acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (o) leases and licenses affecting the common elements; and (p) building lines and restrictions.

STATE TAX

STATE OF ILLINOIS

JUL. 31.00

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001478

REAL ESTATE TRANSFER TAX
0014500
FP326703

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUL. 31.00

REVENUE STAMP

0000001478

REAL ESTATE TRANSFER TAX
0007250
FP326657

CITY TAX

CITY OF CHICAGO

JUL. 31.00

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001389

REAL ESTATE TRANSFER TAX
0108750
FP326675

IN WITNESS WHEREOF, said party of the first part of its general partner has caused its name to be signed to these presents by its Secretary ~~President~~ and attested by its Authorized Agent, the date and year first above written.

BY: Gina L. Madden
Its Authorized Agent

1527-31 W. Sherwin Venture Associates, Inc.
an Illinois corporation

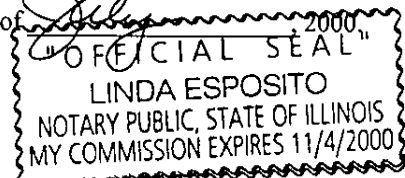
BY: [Signature]
Its: President SEC.

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Paul J. Wheeler Personally known to me to be the Secretary ~~President~~ of the 1527-31 W. Sherwin Venture Associates, Inc. An Illinois corporation, and Gina L. Madden personally known to me to be the Authorized Agent of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Secretary ~~President~~ and Authorized Agent, they signed and delivered the said 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 on this 24th day of July, 2000

[Signature]
Notary Public



This instrument was prepared by: The Inland Group, Inc., Law Department, 2901 Butterfield, Oak Brook, IL 60523

Address of Property: 1527 -2N , Chicago, Illinois 60626

Send Subsequent Tax Bills to:

MAIL DEED TO:

HONGMEE LEE, ATTY.
4001 W. DEVON SUITE 204
CHICAGO IL 60646

