

00637321

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2000-08-18 10:22:58
Cook County Recorder 23.00

SPECIAL WARRANTY DEED



THE GRANTOR

LAKESHORE POINTE, L.L.C.,
A Illinois limited liability company
("Grantor")

of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, GRANTS, BARGAINS and SELLS to Cornell A. Goins, an Unmarried man of 7251 South Shore Drive, #15K, Chicago, Illinois 60649 ("Grantee") the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

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, CONDITION, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIUPULATED AT LENGHT HEREIN.

Subject to: (a) General real estate taxes for 1999 and subsequent years not yet due and payable; (b) limitations and conditions imposed by the Condominium Property Act; (c) terms, provisions, covenants, conditions, and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded July 19, 2000 as Document No. 00538112, as amended from time to time; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; and (g) leases and licenses affecting the Common Elements or the Unit, if any.

Permanent Real Estate Index Number(s): 20-24-430-001-006
Address(es) of Real Estate: 2365 East 70th Place, Chicago, Illinois

DATED this 14th day of August, 2000.

LAKESHORE POINTE, L.L.C.
By: [Signature]
Its: [Signature]



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40042237
1 of 2
LHO

State of Illinois, County of Cook, ss. I the undersigned, a Notary Public in and for said County, in the State aforesaid, HEREBY CERTIFY that _____ of Lakeshore Pointe, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of August, 2000.

Commission expires 5/11/2002

[Signature]
Notary Public

This instrument was prepared by: Albert, Whitehead & McGaugh, P.C., One S. Wacker, #1990, Chicago, IL 60606

MAIL TO:
Ed Shankey
Po Box 27
Dalton, IL 60419

SEND SUBSEQUENT TAX BILLS TO:
Cornell Goins
2365 E 70th Pl. #55 H.
Chicago, IL 60649

BOX 333-CTI

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STREET ADDRESS: 7032 S. SOUTH SHORE DRIVE UNIT 55-H
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 20-24-430-001-.006

LEGAL DESCRIPTION:

UNIT 55-H IN LAKESHORE POINT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE RESUBDIVISION OF BLOCK 4 AND CERTAIN LOTS IN THE RESUBDIVISION OF BLOCK 5, BOTH IN THE RESUBDIVISION OF BLOCKS 10 AND 11 AND PART OF BLOCK 12 IN SOUTH SHORE DIVISION NO. 5, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00538112, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

00637321

Property of Cook County Clerk's Office

0064
CO. NO. 718
308134
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG 17 '00
DEPT. OF REVENUE
148.50
PB 10686

335054
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP AUG 11 '00
P.O. 11427
73.25

★ 05406
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE ★
★ AUG 17 '00 ★
★ PB 11187 ★
999.00

★ 093407
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE ★
★ AUG 17 '00 ★
★ PB 11187 ★
99.75