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2000-08-24 08:51:58
Cook County Recorder 25.50



00653732

SPECIAL
WARRANTY DEED ILLINOIS

above space for recorder only

THE GRANTOR, SBS DEVELOPMENT, L.L.C.-1639 NORTH OAKLEY, AN ILLINOIS LIMITED LIABILITY COMPANY,

for and in consideration of ten dollars and other valuable consideration, in hand paid, and pursuant to the powers given by its members, does hereby

CONVEY, RELEASE, ALIEN AND REMISE to Jonathan D. Greene and Julie M. Greene, husband and wife, 2933 N. Sheridan Road, Unit 512, Chicago, Illinois

not in Tenancy in Common, not in Joint Tenancy, but in TENANCY BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of ILLINOIS, to wit:

UNIT D-1 AND LIMITED COMMON ELEMENT PARKING SPACE P-1 AND STORAGE SPACE S-1 IN 1639 NORTH OAKLEY CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 31 IN BLOCK 1 IN JOHNSON'S SUBDIVISION OF THAT PART OF LOT 5 AND THE SOUTH 33 FEET OF LOT 3 LYING BETWEEN OAKLEY AND LEAVITT STREETS IN THE ASSESSOR'S DIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS "EXHIBIT D" TO THE DECLARATION OF CONDOMINIUM FOR 1639 NORTH OAKLEY CONDOMINIUMS RECORDED AUGUST 9, 2000, AS DOCUMENT NO. 00606939 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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; 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 grantor herein, its successors and assigns, does covenant, promise and agree with the grantees herein, their successors and assigns, that grantor has not done or suffered to be done anything whereby the said premises hereby granted are or may be encumbered or charged except as set forth herein; that the grantor will warrant and defend to same, subject to the exceptions and conditions set forth in this instrument and any attached exhibit.

Dated this 11th day of August, 2000.
SBS DEVELOPMENT. L.L.C.-1639 NORTH OAKLEY,
AN ILLINOIS LIMITED LIABILITY COMPANY

By Steven R. Weitzman
Steven R. Weitzman, its Member

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 THEREIN.

Subject to the following:

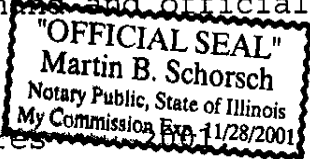
1. Real estate taxes not yet payable;
2. Applicable zoning and building laws or ordinances;
3. The declaration, including any and all exhibits thereto and amendments thereof as permitted by the declaration and the Act;
4. Provisions of the Act;
5. Easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the premises as a single-family residence;
6. Acts done or suffered by buyer or anyone claiming by, through or under buyer;
7. Liens, encroachments and other matters as to which the title insurer commits to insure buyer against loss or damage;
8. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing.

Permanent Real Estate Tax Number: 14-31-328-019 (undivided)

Address of Real Estate: 1639 N. Oakley, Unit D-1, Chicago, IL 60647

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Steven R. Weitzman, personally known to me to be the authorized person by said limited liability corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, pursuant to the power, direction and authority given by SBS Development, L.L.C., he signed, sealed 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 11th day of August, 2000.



P.N.T.N.

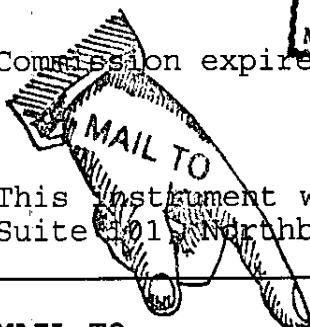
Notary Public

Commission expires

This instrument was prepared by Martin B. Schorsch, 601 Skokie Blvd., Suite 201, Northbrook, IL 60062.

MAIL TO:
Jeffrey Weston
Attorney at Law
20 N. Clark Street, Suite 1725
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:
Jonathan Greene
1639 N. Oakley
Unit D-1
Chicago, IL 60647



UNOFFICIAL COPY

057675
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUN 18 '00
 PB. 11196
 876.25

057676
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUN 18 '00
 PB. 11196
 876.25

057677
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUN 18 '00
 PB. 11196
 876.25

049806
 Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP JUL 18 '00
 P.a. 10848
 175.25

049530
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 JUL 18 '00
 PB. 10616
 350.50

Property of Cook County Clerk's Office