

4266555 1075  
SPECIAL WARRANTY DEED

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4201/0032 38 001 Page 1 of 3  
2000-09-22 09:43:00  
Cook County Recorder 25.50



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THE GRANTOR, BEEWALT, LTD., an Illinois corporation, of the city of Chicago, Cook County, Illinois, for and in the consideration of TEN DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to JOHN COURTNEY, Unit 1, 1010 W. Diversey, Chicago, Illinois 60614, as grantee, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**Legal Description:** Parcel 1: Unit 1 together with its undivided percentage interest in the common elements in 1010 West Diversey Condominium as delineated and defined in the Declaration recorded as document no. 00638194, in the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Exclusive use for parking purposes in and to Parking Space No. P-1, a limited common element, as set forth and defined in said Declaration of Condominium and survey attached thereto, in Cook County, Illinois.

**P.I.N.:** 14-29-228-040  
**Property Address:** Unit 1  
1010 W. Diversey  
Chicago, Illinois 60614

★ - CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE JUN - '00 ★  
★ P.S. 11191 ★  
★ 412.50 ★

Subject to: (i) general real estate taxes not yet due and payable at the time of closing; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (iii) applicable zoning and building laws and building lines restrictions and ordinances; (iv) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners, of the rights and easements set forth in the Declaration; (v) easements, restrictions, conditions, building set-back lines and reservations of record; (vi) provisions of the Act; (vii) the Declaration, By-Laws and all other condominium documents and all amendments and exhibits thereto; (viii) easements, encroachments and other matters affecting title to the Property, the Common Elements or the Unit; (ix) acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (x) streets and highways, if any; (xi) utility easements, whether recorded or unrecorded; and liens and such other matter as to which the Title Insurer commits to insure Buyer against loss or damage.

To have and to hold and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

★ 047190 CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE JUN - '00 ★  
★ P.S. 11191 ★  
★ 412.50 ★


★ 047200 CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE JUN - '00 ★  
★ P.S. 11191 ★  
★ 412.50 ★

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary, this 18<sup>th</sup> day of September, 2000.

0 4 7 2 0 2  
 CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE JUN-1'00  
 P.S. 11131



412.50


BEEWALT, LTD.

By: Walter Klein PRES  
 Walter Klein, President

Attest: Walter Klein SEC  
 Walter Klein, Secretary

STATE of ILLINOIS )  
 ) SS  
 COUNTY of COOK )

0 9 4 5 0 4  
 Cook County  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP JUN-1'00  
 P.S. 11421




137.50

I, Thomas J. Walsh, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Walter Klein, President of BEEWALT, LTD., an Illinois corporation, and Walter Klein, Secretary of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such respective officers, appeared before me this day in person and acknowledged signing and delivering such instrument a free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein; and the latter officer also then and there acknowledged that he, as custodian of the corporate seal of said corporation, affixed the same to the foregoing instrument as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

Given under my hand and official seal, this 18th day of September, 2000.

Thomas J. Walsh  
 Notary Public

Commission expires: 0 3  
 CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE JUN-1'00  
 P.S. 11131

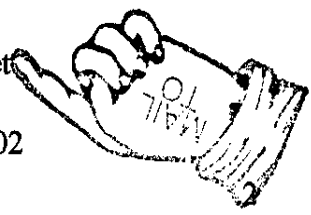


412.50

**OFFICIAL SEAL**  
**THOMAS J WALSH**  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES: 05/30/04

This instrument was prepared by: Thomas J. Walsh, Esq.  
 401 N. Michigan Ave., #280  
 Chicago, Illinois 60611

MAIL TO: Steven W. Rausch  
 Attorney At Law  
 134 N. La Salle Street  
 Suite 2116  
 Chicago, Illinois 60602



0 3 6 0 3  
 STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE JUN-1'00  
 P.S. 11421

275.00

**UNOFFICIAL COPY**

THE DEED TO THE SUBJECT UNIT MUST CONTAIN THE FOLLOWING LANGUAGE: 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.

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 RECITING AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office