

UNOFFICIAL COPY 00758097

SPECIAL WARRANTY DEED

8333/0127 25 001 Page 1 of 4  
2000-09-28 11:45:15  
Cook County Recorder 27.50

THIS INDENTURE, made this  
21 day of September,  
2000 between THRUSH KENWOOD,  
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, Karen Tate  
a single woman, 5312 S. Kimbark,  
Chicago, IL 60615, party of the second  
part, WITNESSETH, that the party of  
the first part, for and in consideration  
of the sum of Ten and 00/100  
(\$10.00) dollars and good and valuable  
consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to  
authority of the Secretary of grantor by these presents does REMISE, RELEASE, ALEIN AND CONVEY unto the party  
of the second part, and to their heirs and assigns FOREVER, all the following described real estate, situated in the County  
of Cook and State of Illinois known as and described as follows:



SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining,  
the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title,  
interest, claim or demand whatsoever, of the party of the first part, either in law or equity, in and to the above  
described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above  
described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of  
the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises  
hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said  
premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT  
AND DEFEND, subject to: Real Estate Taxes not yet payable, special taxes or assessments for improvements not yet  
completed, easements, covenants, agreements, conditions, restrictions and building lines of record and party wall  
rights, easements of record; the plat, act of grantee.

Permanent Real Estate Index Number: 20-02-314-036, 043 & 044

Address of Real Estate: 4536 South Woodlawn, Chicago, IL 60653

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its  
Secretary, the day and year above written.

THRUSH KENWOOD, INC.  
an Illinois corporation

By: [Signature]  
Its: Vice President

1st AMERICAN TITLE order # C9702909e3  
172

City of Chicago  
Dept. of Revenue  
235734



Real Estate  
Transfer Stamp  
\$1,305.00

09/22/2000 15:44 Batch 03793 45

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STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK    )

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I, the undersigned a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Richard H. Lillie, Jr. as Vice President, of Thrush Kenwood, Inc. an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Secretary appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

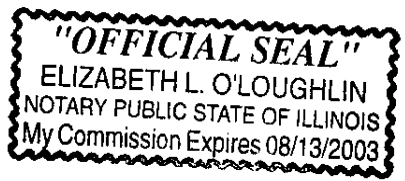
Given under my hand and Notarial Seal this 21 day of September, 2000.

Elizabeth L. O'Loughlin  
Notary Public

My Commission Expires: \_\_\_\_\_

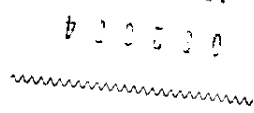
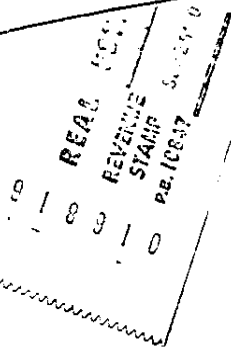
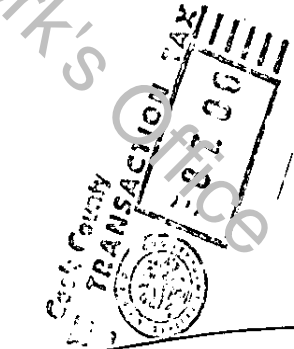
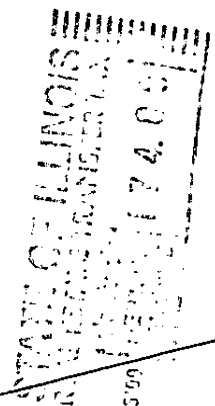
This instrument was prepared by:

Thrush Realty  
357 W. Chicago Avenue #200  
Chicago, IL 60610



Mail To:  
Chuck Tronco, Esq.  
180 N. Michigan Ave #900  
Chicago IL 60601

Send Subsequent Tax Bills To:  
Ms. Karen Tate  
4536 S. Woodlawn  
Chicago, IL 60653



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## LEGAL DESCRIPTION:

UNIT 4-9 IN SHAKESPEARE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN THAT PART OF LOTS 1, 2 AND 3 IN MARTHA J. CONDEE'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 5 IN SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOTS 2 TO 8 INCLUSIVE IN CLANCY'S RESUBDIVISION OF LOT 1 AND LOT 2 (EXCEPT THE SOUTH 28 FEET OF LOT 2) IN MRS. E. W. DUPEE'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 5 IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 2, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 IN MARTHA J. CONDEE'S SUBDIVISION AFORESAID, THENCE NORTH 00' 00' 00' WEST ALONG THE EAST LINE OF LOTS 3 AND 4 IN MARTHA J. CONDEE'S SUBDIVISION AFORESAID, 52.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90' 00' 00' WEST 64.92 FEET, THENCE NORTH 00' 00' 00', WEST 183.50 FEET, THENCE NORTH 90' 00' 00' EAST 64.92 FEET TO THE EAST LINE OF SAID LOT 2 IN CLANCY'S RESUBDIVISION THENCE SOUTH 00' 00' 00' EAST 183.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED 12/10/99 AS DOCUMENT NO. 09153003, IN COOK COUNTY, ILLINOIS TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION.

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"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, 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 RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHT EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAIN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION RECITED AND STIPULATED AT LENGTH HEREIN."

Deputy Cook County Clerk's Office