

UNOFFICIAL COPY

00844776

9977/0091 33 001 Page 1 of 4  
2000-10-26 15:41:23  
Cook County Recorder 27.50

GEORGE E. COLE FORM NO. 801  
LEGAL FORMS  
February, 1985



SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)

2028213 MY

CAUTION: under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 31 day of <sup>August</sup> ~~July~~, 2000 between **PARKVIEW TOWNHOME DEVELOPMENT COMPANY, L.L.C.**, a limited liability company duly authorized to transact business in the State of Illinois, party of the first part, and **RICKY HARRIS**, party of the second part, of WITNESSETH,

that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT "A"**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part either in law or equity, of, 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, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does cover and, promise and agree, to and with the party of the second part, its 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: SEE ATTACHED EXHIBIT "B"

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, 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 describe therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): Part of 20-10-232-021  
Address(es) of Real Estate: Unit 718, 710-718 East 51<sup>st</sup> Street, Chicago, Illinois

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 31 day of August, 2000.

PARKVIEW TOWNHOME DEVELOPMENT COMPANY, L.L.C., an Illinois limited liability company

By:   
Name: Stephen L. Kozer  
Its: Manager

4  
M

# UNOFFICIAL COPY

00844776

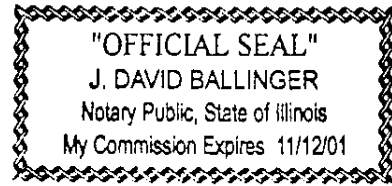
State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Stephen L. Kozer personally known to me to be the Manager of

PARKVIEW TOWNHOME DEVELOPMENT COMPANY, L.L.C., appeared, before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Manager of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

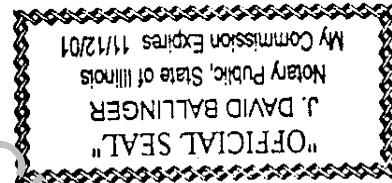
IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal this 31 day of August, 2000

Commission expires 11/12/2001



J. David Ballinger  
NOTARY PUBLIC



This instrument was prepared by Gary L. Plotnick  
Schain, Burney, Ross, & Citron LTD  
222 North LaSalle Street, Suite 1920  
Chicago, Illinois 60601



SEND SUBSEQUENT TAX BILL TO:

Mr. Barry M. Rosenbloom  
(Name)  
750 W. Lake Cook Road, Suite 495  
(Address)  
Buffalo Grove, Illinois 60089  
(City, State and Zip)

Ricky Harris  
(Name)  
Unit 718, 710-718 East 51<sup>st</sup> Street  
(Address)  
Chicago, Illinois 60615  
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

EXHIBIT "A"

00844776

## Legal Description

UNIT 718 IN THE PARKVIEW TOWNHOMES ON WASHINGTON PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 140.0 FEET OF THE SOUTH 158.0 FEET OF LOT 19 (EXCEPT THE WEST 86.32 FEET OF THE SOUTH 58.38 FEET THEREOF) IN LAVINIA AND COMPANY'S SUBDIVISION OF THE SOUTH ¼ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99981159 AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: Unit 718, 70-718 East 51<sup>st</sup> Street, Chicago, Illinois

Permanent Index Numbers: Part of 20-10-232-021-0000

FP 326669	REAL ESTATE TRANSFER TAX	00266.00	STATE TAX	0000019768	REAL ESTATE TRANSFER TAX	00126.00	STATE OF ILLINOIS
FP 326670	REAL ESTATE TRANSFER TAX	00133.00	COUNTY TAX	0000039254	REAL ESTATE TRANSACTION TAX	00126.00	COOK COUNTY
238254	City of Chicago	\$1,995.00	Real Estate Transfer Stamp	10/26/2000 13:28 Batch 05084 13	Dept. of Revenue		

# UNOFFICIAL COPY

## EXHIBIT "B"

00844776

### SUBJECT TO:

1. Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws or ordinances.
4. Provisions of the Illinois Condominium Property Act.
5. Easements, covenants, conditions, agreements, building lines and restrictions of record.
6. Leases and licenses affecting the common elements (as defined in the Declaration).
7. Acts done or suffered by Buyer, or anyone claiming by, through or under Buyer.
8. Schedule B exceptions listed in Mercury Title Company Commitment Number 2028213.

Property of Cook County Clerk's Office