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00873911

SPECIAL WARRANTY DEED
(Individual)

788/0163 49 001 Page 1 of 3
2000-11-06 16:04:19
Cook County Recorder 25.50

99-1274

THIS INDENTURE, made this
24th day of MARCH,

2000 between **FILLMORE
DEVELOPMENT L.L.C.**, a Limited
liability company 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, John P. Phillips, Thomas L. Phillips & Patricia A. Phillips, Chicago, IL, party of the second part, as Joint Tenants and not as Tenants in Common, 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 Vice President of grantor, by these presents does REMISE, RELEASE, ALIEN 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, 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, 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; Illinois Condominium Property Act.

Grantor also hereby grants to the Grantee, its successor and assigns, as rights and easement appurtenant to the above described real estate, the rights and easement 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, 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: Part of 17-17-329- 047 & 048

Address of Real Estate: 1357A West Fillmore Street, Chicago, IL 60607

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

FILLMORE DEVELOPMENT L.L.C.

By: [Signature]
Its: Vice President of Manager

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FILE NUMBER:
99-1274

SCHEDULE A CONTINUED

LEGAL DESCRIPTION:

UNIT A IN THE 1357 W. FILLMORE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 23 IN BLOCK 2 IN THE SUBDIVISION OF OUTLOT 47 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 00110174, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00110174.

17-17-329-047 +
048

1357A W. Fillmore
Chicago, IL 60607

00873911


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STATE OF ILLINOIS)
COUNTY OF COOK) SS.

00873911

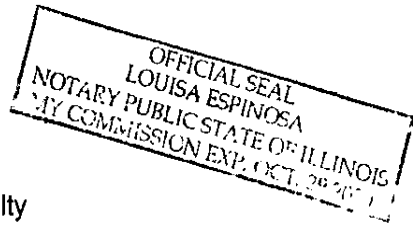
I, Louisa Espinosa a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Richard H. Lillie, Jr., Vice President of the Manager of Fillmore Development, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President of Management 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 24 day of March, 2000.



Notary Public

My Commission Expires: 10/29/00

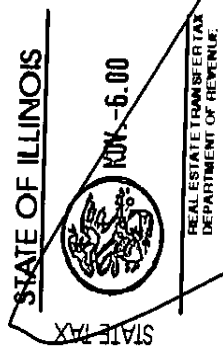
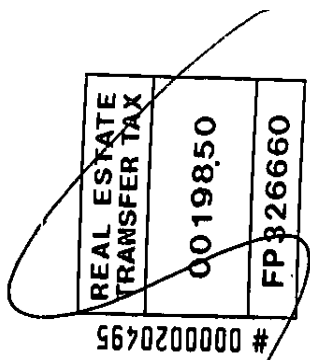


This instrument was prepared by:

Thrush Realty
357 W. Chicago Avenue
Chicago, IL 60610

Mail To:
William Butcher, Esq.

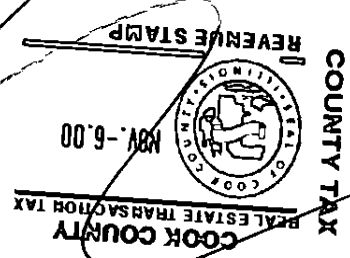
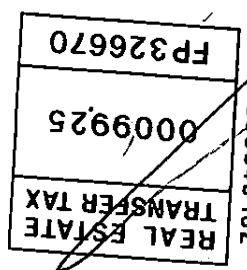
Send Subsequent Tax Bills To:
John P. Phillips
1357A West Fillmore
Chicago, IL 60607



City of Chicago
Dept. of Revenue
239101
11/06/2000 14:59 Batch 11816 53



Real Estate
Transfer Stamp
\$1,488.75



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