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7/17/00 44 32 001 Page 1 of 4  
2000-11-08 12:18:48  
Cook County Recorder 27.50

2028799/06 MTC (2)

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



**SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)**

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 13 day of October, 2000 between **D.J.M. INVESTMENTS, INC.**, an Illinois corporation duly authorized to transact business in the State of Illinois, party of the first part, and **OLGA GONZALES AND DARIN WALSH**, husband and wife, 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, not as Joint Tenants and not as Tenants in Common, but as TENANTS BY THE ENTIRETY, 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 not in joint tenancy and not as tenants in common, but as Tenants by the Entirety 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 covenant, 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.

The Tenant of Unit 3 has waived or has failed to exercise the right of first refusal.

Permanent Real Estate Index Number(s): Part of 14-08-109-026-0000  
Address(es) of Real Estate: 1460 West Balmoral, Unit 3, Chicago, Illinois 60640

FP326669
0030700
REAL ESTATE TRANSFER TAX

# 0000020381

DEPARTMENT OF REVENUE  
REAL ESTATE TRANSFER TAX



STATE TAX

STATE OF ILLINOIS

NOV - 8.00

FP326670
0015350
REAL ESTATE TRANSFER TAX

# 0000040366

REVENUE STAMP



COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

NOV - 8.00

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President  
Manager, this 13<sup>th</sup>

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

D.J.M. INVESTMENTS, INC., an Illinois corporation

By: [Signature]  
Name: Donald J. Magnuson  
Its: President

00880023

State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Donald J. Magnuson personally known to me to be the President of

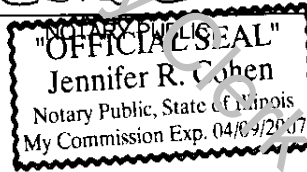
D.J.M. INVESTMENTS, INC., an Illinois corporation, appeared, before me this day in person and severally acknowledged that as such President he signed and delivered the said instrument pursuant to authority, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal this 13<sup>th</sup> day of October, 2000

Commission expires 4/9/07

[Signature: Jennifer R. Cohen]



This instrument was prepared by Dennis J. Mondero  
Schain, Burney, Ross, & Citron LTD  
222 North LaSalle Street, Suite 1920  
Chicago, Illinois 60601



Mail To: Sara E. Sumner  
(Name)  
1934 West Campbell  
(Address)  
Chicago, Illinois 60647  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Olga Gonzales and Darin Walsh  
(Name)  
1460 West Balmoral, Unit 3  
(Address)  
Chicago, Illinois 60640  
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_  
F:\HOME\Nichole\Closings\Magnuson\WalshSWD.doc

City of Chicago  
Dept. of Revenue  
239316  
11/08/2000 11:26 Batch 01857 30



Real Estate  
Transfer Stamp  
\$2,302.50

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## EXHIBIT "A"

### Legal Description

UNIT 3 AND PARKING SPACE P-1 IN THE BALMORAL PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 6 FEET OF LOT 50 AND ALL OF LOT 51 IN BLOCK 2 IN FEINBERG'S ADDITION TO EDGEWATER, BEING A SUBDIVISION OF LOT 1 OF EDSON'S SUBDIVISION OF THAT PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ LYING EAST OF GREEN BAY ROAD (NOW NORTH CLARK STREET) OF SECTION 8, TOWNSHIP 40 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 00806966, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. 00880028

Commonly known as: 1460 West Balmoral, Unit 3 and Parking Space P-1, Chicago, Illinois 60640

Permanent Index Numbers: Part of 14-08-109-026-0000

Office of Cook County Clerk's Office

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## EXHIBIT "B"

### 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. The Declaration including any and all amendments and exhibits thereto.
5. Provisions of the Illinois Condominium Property Act.
6. Easements, covenants, conditions, agreements, building lines and restrictions of record. **00880028**
7. Leases and licenses affecting the common elements (as defined in the Declaration).
8. Acts done or suffered by Buyer, or anyone claiming by, through or under Buyer.
9. Schedule B exceptions listed in Mercury Title Company Commitment Number 2028799.

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