

UNOFFICIAL COPY 00906877

7419/0012 07 001 Page 1 of 3
2000-11-17 10:29:57
Cook County Recorder 25.56



SPECIAL
WARRANTY DEED ILLINOIS

above space for recorder only

THE GRANTOR, SBS DEVELOPMENT, L.L.C.-1639 NORTH OAKLEY, AN ILLINOIS LIMITED LIABILITY COMPANY,

for and in consideration of ten dollars and other valuable consideration in hand paid, and pursuant to the powers given by its members, does hereby

CONVEY, RELEASE, ALIEN AND REMISE to Barton ^{VANDER VELDE} VanderVelde and Kimberly Stith, 916 W. Willow, Unit 1, Chicago, Illinois

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook, in the State of ILLINOIS, to wit:

UNIT D-2 AND LIMITED COMMON ELEMENT PARKING SPACE P-3 AND STORAGE SPACE S-3 IN 1639 NORTH OAKLEY CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 31 IN BLOCK 1 IN JOHNSON'S SUBDIVISION OF THAT PART OF LOT 5 AND THE SOUTH 33 FEET OF LOT 3 LYING BETWEEN OAKLEY AND LEAVITT STREETS IN THE ASSESSOR'S DIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS "EXHIBIT D" TO THE DECLARATION OF CONDOMINIUM FOR 1639 NORTH OAKLEY CONDOMINIUMS RECORDED AUGUST 9, 2000, AS DOCUMENT NO. 00606939 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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.

The grantor herein, its successors and assigns, does covenant, promise and agree with the grantees herein, their successors and assigns, that grantor has not done or suffered to be done anything whereby the said premises hereby granted are or may be encumbered or charged except as set forth herein; that the grantor will warrant and defend to same, subject to the exceptions and conditions set forth in this instrument and any attached exhibit.

Dated this 24th day of August, 2000.
SBS DEVELOPMENT. L.L.C.-1639 NORTH OAKLEY,
AN ILLINOIS LIMITED LIABILITY COMPANY

By Steven R. Weitzman PROFESSIONAL NATIONAL
Steven R. Weitzman its Member TITLE NETWORK, INC.

UNOFFICIAL COPY

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 RECITED AND STIPULATED AT LENGTH THEREIN.

Subject to the following:

1. Real estate taxes not yet payable;
2. Applicable zoning and building laws or ordinances;
3. The declaration, including any and all exhibits thereto and amendments thereof as permitted by the declaration and the Act;
4. Provisions of the Act;
5. Easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the premises as a single-family residence;
6. Acts done or suffered by buyer or anyone claiming by, through or under buyer;
7. Liens, encroachments and other matters as to which the title insurer commits to insure buyer against loss or damage;
8. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing.

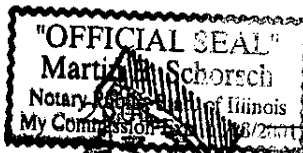
Permanent Real Estate Tax Number: 14-31-328-019 (undivided)


Address of Real Estate: 1639 N. Oakley, Unit D-2, Chicago, IL 60647

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Steven R. Weitzman, personally known to me to be the authorized person by said limited liability corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, pursuant to the power, direction and authority given by SBS Development, L.L.C., he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of August, 2000.

Commission expires




Notary Public

This instrument was prepared by Martin B. Schorsch, 601 Skokie Blvd., Suite 101, Northbrook, IL 60062.

MAIL TO:


Gael Morris
Attorney at Law
2635 N. Sheffield
Chicago, IL 60657

SEND SUBSEQUENT TAX BILLS TO:

Barton VanderVelde
1639 N. Oakley
Unit D-2
Chicago, IL 60647


UNOFFICIAL COPY

☆ 060593
☆ CITY OF CHICAGO ☆
☆ REAL ESTATE TRANSACTION TAX ☆
☆ DEPT. OF REVENUE OCT 25 '00 ☆
☆ P.B. 11196 ☆




843.75

☆ 060594
☆ CITY OF CHICAGO ☆
☆ REAL ESTATE TRANSACTION TAX ☆
☆ DEPT. OF REVENUE OCT 25 '00 ☆
☆ P.B. 11196 ☆




843.75

☆ 060595
☆ CITY OF CHICAGO ☆
☆ REAL ESTATE TRANSACTION TAX ☆
☆ DEPT. OF REVENUE OCT 25 '00 ☆
☆ P.B. 11196 ☆




843.75

☆ 060596
☆ CITY OF CHICAGO ☆
☆ REAL ESTATE TRANSACTION TAX ☆
☆ DEPT. OF REVENUE OCT 25 '00 ☆
☆ P.B. 11196 ☆




843.75

052894
P.B. 10616
OCT 25 '00
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
450.00



053152
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP OCT 25 '00
P.B. 10840
225.00



00906877