

SPECIAL WARRANTY DEED

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2000-11-29 13:59:00
Cook County Recorder 23.00



THE GRANTOR

LAKESHORE POINTE, L.L.C.,
A Illinois limited liability company ("Grantor")

of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, GRANTS, BARGAINS and SELLS to Albert L. Braggs, an unmarried man of P.O. Box 7143, Chicago, Illinois 60680 ("Grantee"), the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

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, 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, CONDITION, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to: (a) General real estate taxes for 1999 and subsequent years not yet due and payable; (b) limitations and conditions imposed by the Condominium Property Act; (c) terms, provisions, covenants, conditions, and options contained in and rights and easements established by the Declaration of Condominium Owners'ip recorded July 19, 2000 as Document No. 00538112, as amended from time to time; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; and (g) leases and licenses affecting the Common Elements or the Unit, if any.

Permanent Real Estate Index Number(s): 20-24-430-001-006
Address(es) of Real Estate: 2363-1 East 70th Place, Chicago, Illinois

DATED this 20th day of November, 2000.

LAKESHORE POINTE, L.L.C.
By: [Signature]
Its: VPCS



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 [Signature] of Lakeshore Pointe, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of Nov, 2000.

Commission expires 5/11/2002

[Signature]
Notary Public

This instrument was prepared by: Albert, Whitehead & McGaugh, P.C., One S. Wacker, #1990, Chicago, IL 60606

MAIL TO:
T. MORRISON
7667 W. 95TH ST #211
HICKORY HILLS, IL 60457

SEND SUBSEQUENT TAX BILLS TO:
ALBERT BRAGGS
PO BOX 7143
CHICAGO, IL 60680

BOX 333-CTI

STREET ADDRESS: 7032 S. SOUTH SHORE DRIVE UNIT J51

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1: UNIT J51 IN LAKESHORE POINT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE RESUBDIVISION OF BLOCK 4 AND CERTAIN LOTS IN THE RESUBDIVISION OF BLOCK 5, BOTH IN THE RESUBDIVISION OF BLOCKS 10 AND 11 AND PART OF BLOCK 12 IN SOUTH SHORE DIVISION NO. 5, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00847639 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF 11 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00847639

COOK CO. NO. 018
131951
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV 27 '00 DEPT. OF REVENUE
P.B. 10776 204.50

339697
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP NOV 27 '00
P.B. 11427 102.25

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135415
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV 27 '00
P.B. 11195 633.75
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135414
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV 27 '00
P.B. 11195 900.00
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