

# UNOFFICIAL COPY

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9/94/0197 34 001 Page 1 of 4  
2000-12-18 14:52:52  
Cook County Recorder 27.00

## SPECIAL WARRANTY DEED Company to Individual



00993114

2003

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NO ABSTRACT

THIS AGREEMENT, made this 27 day of November, 2000 between **2712 WEST GREENLEAF CORP.**, an Illinois corporation, as GRANTOR, a 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, and **WILLIAM M. KAUFMAN AND CAROLE E. KAUFMAN, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS**, of 5414 Pleasant Lake Drive, West Bloomfield, Michigan 48322, as GRANTEES, WITNESSETH, that GRANTOR, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the GRANTEES, the receipt whereof is hereby acknowledged, and pursuant to authority of the said company, by these presents does **REMISE, RELEASE, ALLEN AND CONVEY** unto GRANTEES, and to their heirs and assigns, **FOREVER**, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

**SEE EXHIBIT A ATTACHED HERETO.**

Permanent Real Estate Index Numbers: 10-36-208-028-0000  
10-36-208-025-0000

Address of Real Estate: 2710 West Greenleaf, Unit B  
Chicago, IL 60645

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Together with all the hereditaments and appurtenances and the reversion and reversions, remainder and remainders, rents issues and profits, and all the estate, right, title, interest, claim or demand whatsoever, of GRANTOR, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the described premises, with the appurtenances, to GRANTEE and their heirs, successors and assigns.

And the GRANTOR, for itself, and its successors, covenants, promises and agrees to and with the GRANTEE, their heirs, successors and assigns, that it has not done or suffered to be done, anything to encumber or charge the premises, except as recited in this Deed; and that GRANTOR WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under GRANTOR, subject only to (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements which may hereafter be executed by Seller and any easements which may be established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Act; (f) general taxes for the year 2000 and subsequent years; (g) installments due after the date hereof of assessments established pursuant to the Declaration of Condominium; and (h) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; provided, however, that none of the foregoing covenants, restrictions, conditions and easements (i) prevent the use of Premises as a single family condominium residence (ii) is violated; or (iii) contain provisions for forfeiture or reversion of title upon breach or (iv) underlie the improvements.

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

**BOX 333-CTI**

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POSTAGE METER SYSTEMS

STATE TAX

STATE OF ILLINOIS



DEC. 15.00

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000000021

REAL ESTATE TRANSFER TAX
00200.00
FP 102808

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



DEC. 15.00

REVENUE STAMP

# 0000000021

REAL ESTATE TRANSFER TAX
00100.00
FP 102802

POSTAGE METER SYSTEMS

CITY TAX

CITY OF CHICAGO



DEC. 15.00

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000016

REAL ESTATE TRANSFER TAX
01500.00
FP 102805

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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.

In Witness Whereof, said GRANTOR has caused its name to be signed by its authorized officer the day and year first above written.

2712 WEST GREENLEAF CORP., an Illinois corporation

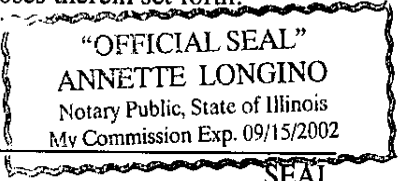
By: *[Signature]*  
David A. Stender, its President

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David A. Stender, as President of 2712 West Greenleaf Corp., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act and deed of the corporation and limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 27 day of November, 2000.

*[Signature]*  
Notary Public  
My Commission Expires: 9/15/02



This instrument was prepared by: Steven A. Stender, Esq.  
Much Shelist Freed Denenberg Ament & Rubenstein, P.C.  
200 North LaSalle Street, Suite 2100  
Chicago, Illinois 60601-1095

Mail recorded document to: Gina F. Llanas, Esq.  
Bronson & Kahn  
300 West Washington Street, 14<sup>th</sup> Floor  
Chicago, Illinois 60606

Send subsequent tax bills to: William and Carole Kaufman,  
5414 Pleasant Lake Drive  
West Bloomfield, Michigan 48322

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STREET ADDRESS: 2710 W GREENLEAF UNIT 2710B  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 10-36-208-028-0000

00993114

**LEGAL DESCRIPTION:**

PARCEL 1:

UNIT 2710B IN THE 2712 WEST GREENLEAF CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOT 34 IN BLOCK 3 IN ROGERS PARK MANOR, A SUBDIVISION OF THE WEST 14 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 TOWNSHIP 41 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

ALSO

LOT 21 IN BLOCK 3 IN BECKER'S INDIAN BOUNDARY PARK SUBDIVISION, A SUBDIVISION OF THE WEST 5 ACRES OF THE EAST 25 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 TOWNSHIP 41 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00933087 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE <sup>C</sup>. A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

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