

UNOFFICIAL COPY

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1028/0061 11 001 Page 1 of 5
2000-01-05 09:36:44
Cook County Recorder 29.50

Mail to:

J. Roche
642 N. Dearborn
Chicago, IL
60610



Send subsequent tax bills to:

S Brooks
11928 W Fletcher
Chicago, IL 60657



HIT 425 8878

GIT 425 1/2

5-jm

SPECIAL WARRANTY DEED

THIS AGREEMENT between FLETCHER STREET CONDOMINIUMS LLC, a Delaware limited liability company (the "Grantor"), and SHARON BROOKS AND RICHARD BUCHANAN, of Chicago, Illinois (the "Grantee"), WITNESSETH that the Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, as TENANTS IN COMMON, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

(See Exhibit A attached hereto and made a part hereof).

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 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 said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

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 recorded as Document No. 98954975, as amended; 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.

Grantor also hereby grants and assigns to Grantee, its successors and assigns, parking spaces E-5 and E-6 as a limited common element as set forth and provided in the aforementioned Declaration of Condominium.

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 herein.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or will 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, Grantor WILL WARRANT AND DEFEND, subject to the Permitted Exceptions appearing on Exhibit B which is attached hereto and made a part hereof.

Grantor also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(NOTE: new construction, therefore, there are no Tenants who would have an option to purchase any unit).

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Dated this 16th day of December, 1999.

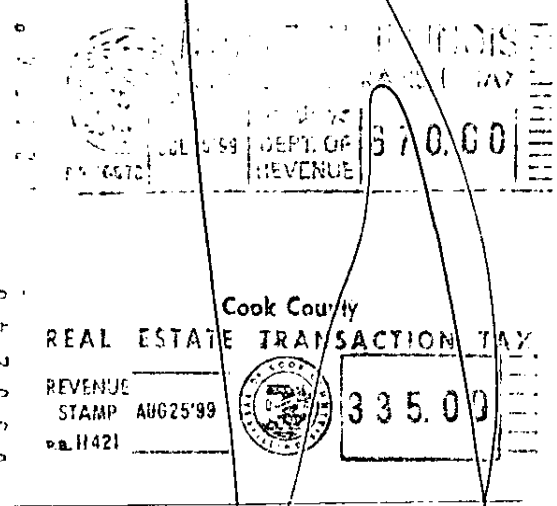
00009420

FLETCHER STREET CONDOMINIUMS LLC,
a Delaware limited liability company

By: [Signature]
Steven Golovan, its Co-Manager

This instrument was prepared
by:

Cindy S. Mangiaforte
Bell, Boyd & Lloyd
70 W. Madison Street
Suite 3300
Chicago, Illinois 60602



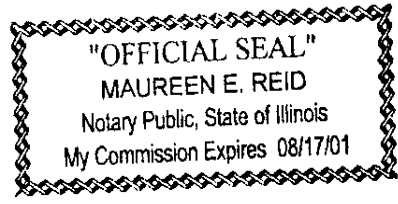
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Maureen E. Reid, a Notary Public in and for said County and State, do hereby certify that Steven Golovan, of Fletcher Street Condominiums LLC, a Delaware limited liability company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Co-Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16th day of December, 1999.

Maureen E. Reid
Notary Public

Commission expires 8/17/01



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EXHIBIT A

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UNIT 1322-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FLETCHER STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 98954975, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-29-102-039
14-29-102-040
14-29-102-042

COMMON ADDRESS: 1320-22 West Fletcher, Unit 1322-4, Chicago, Illinois

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE AUG 25 '99
837.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE AUG 25 '99
837.50

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837.50

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EXHIBIT B

PERMITTED EXCEPTIONS

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1. Non-delinquent general real estate taxes and special taxes or assessments.
2. The provisions of the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, including all amendments thereto.
3. The provisions of the Condominium Declaration recorded as Document No. 98954975 including all amendments and exhibits thereto.
4. Applicable zoning and building laws and ordinances and other ordinances of record.
5. Encroachments, if any.
6. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
7. Leases and licenses affecting the Common Elements as defined in the Condominium Declaration.
8. Covenants, conditions, agreements, building lines and restrictions of record.
9. Easements recorded at any time prior to Closing, including any easements established by or implied from the Condominium Declaration or amendments thereto.
10. Liens, encroachments and other matters over which the Greater Illinois Title Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in 5, 7, 8, or 9 above shall not prohibit the Purchaser's use of the Unit as a single-family residence.