



0010049764

SPECIAL WARRANTY DEED

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 TAYLOR H. KENDRICKS, an unmarried woman of 2353-2 East 70<sup>th</sup> Place, Unit 47-G, Chicago, Illinois ("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 2000 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 Ownership 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.

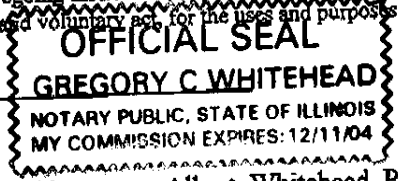
Permanent Real Estate Index Number(s): 20-24-430-001-006-0000  
Address(es) of Real Estate: 2353-2 East 70<sup>th</sup> Place, Unit 47-G, Chicago, IL

DATED this 18<sup>th</sup> day of January, 2001.

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

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 James Bell 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 18<sup>th</sup> day of January, 2001.



Commission expires \_\_\_\_\_

[Signature]  
Notary Public

This instrument was prepared by: Albert Whitehead, P.C., 10 North Dearborn, Suite 600, Chicago, IL 60602

MAIL TO:  
Albert, Whitehead, P.C.  
10 North Dearborn, Suite 600  
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:  
Taylor H. Kendricks  
2353-2 E. 70th Place, Unit G-47  
Chicago, IL 60649

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EXHIBIT A

LEGAL DESCRIPTION

PARKING SPACE 17 IN LAKESHORE POINTE 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 00538112, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 20-24-430-001 - 006

PROPERTY ADDRESS: 2353-2 EAST 70<sup>TH</sup> PLACE, UNIT G-47, CHICAGO, IL

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4, REAL ESTATE TRANSFER TAX ACT.

1-18-01

*[Handwritten Signature]*

DATE

BUYER, SELLER OR REP.

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SECTION 17 REAL ESTATE TRANSFER TAX  
CLERK UNDER PROVISIONS OF PARAGRAPH

NOT RECORDED

11 23

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1-18, 2001

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 18<sup>th</sup> day of January, 2001  
Notary Public [Signature]

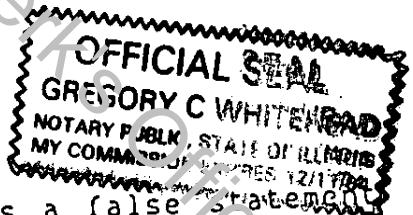


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1-18, 2001

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 18<sup>th</sup> day of January, 2001  
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



**EUGENE "GENE" MOORE**  
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS