

**SPECIAL WARRANTY DEED  
(Individual)**

**UNOFFICIAL COPY**

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Cook County Recorder 25.50

00-0549  
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THIS INDENTURE, made this  
16<sup>th</sup> day of February,

2001 between **FILLMORE**

**DEVELOPMENT L.L.C.**, a Limited  
liability 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, party of the

first part, and, Joseph DeVito, a bachelor, of 1150 W. Taylor, Chicago, IL, 60607, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) dollars and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Vice President of grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known as and described as follows:



**SEE ATTACHED LEGAL DESCRIPTION**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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 party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are or may 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, it WILL WARRANT AND DEFEND, subject to: Real Estate Taxes not yet payable, special taxes or assessments for improvements not yet completed, easements, covenants, agreements, conditions, restrictions and building lines of record and party wall rights, easements of record; the plat, act of grantee; Illinois Condominium Property Act.

Grantor also hereby grants to the Grantee, its successor and assigns, as rights and easement appurtenant to the above described real estate, the rights and easement 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.

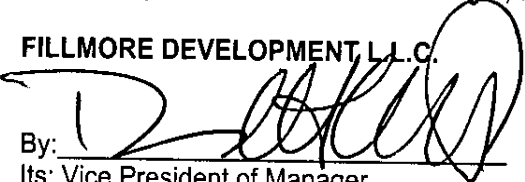
This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number: 17-17-325-046

Address of Real Estate: 1400 West Fillmore, Chicago, IL 60607

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Vice President of Manager, the day and year above written.

**FILLMORE DEVELOPMENT L.L.C.**

By:   
Its: Vice President of Manager

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LEGAL DESCRIPTION:

PARCEL ONE:

THE SOUTH 52.32 FEET OF THE EAST 20.00 FEET OF LOTS 35, 36, 37, 38, 39 AND 40, TAKEN AS A TRACT, IN THOMAS STINSON'S SUBDIVISION OF BLOCK 48 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL TWO;

EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 00-467450.

Property of Cook County Clerk's Office