

UNOFFICIAL COPY

0010158221

4/6/2001 10:00:10 Page 1 of 5  
2001-02-27 14:02:23  
Cook County Recorder 29.00

Forward recorded document  
to:

Edna Dianne Bell  
1000 E. 53<sup>rd</sup> ST unit 205S  
Chgo. IL 60615



ABOVE SPACE FOR RECORDER-S USE ONLY

30034\005\0004.366

**SPECIAL WARRANTY DEED**

(Individual)

*5-Jul*

This indenture, made this 1st day of February, 2001, between Renaissance Place Hyde Park 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 Edna Bell, 1000 East 53rd St., UNIT #205S, Chicago, IL 60615, 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 Dollars (\$10.00) 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 Managing Member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to \_\_\_\_\_ heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

As more fully described in Exhibit A attached hereto.

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 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 incumbered 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:

**BOX 333-CTI**

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- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
- (d) The Declaration for Renaissance Place, including matters relating to Renaissance Place Condominium (the "Condominium Declaration"); including all Exhibits thereto, as amended from time to time;
- (e) The Illinois Condominium Property Act;
- (f) Plats of Subdivision for Renaissance Place Hyde Park
- (g) The Community Declaration for Renaissance Place at Hyde Park, including all Exhibits thereto, as amended from time to time;
- (h) Applicable zoning and building laws and ordinances;
- (i) Unrecorded public utility easements, if any;
- (j) Grantee's mortgage, if any;
- (k) Plats of dedication and covenants thereof; and
- (l) Acts done or suffered by as judgments against Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 2011 308 020 0000  
20 10 309 028 0001

Address(es) of real estate: 1000 East 53<sup>rd</sup> St., Unit #2050, Chicago, Illinois, IN  
WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Member the day and year first above written.

**RENAISSANCE PLACE HYDE PARK L.L.C.,  
an Illinois limited liability company**

By: A.C. Homes Corporation VI, an Illinois  
corporation, Managing Member

By:   
Its: President

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THIS INSTRUMENT PREPARED  
BY:

Brian Meltzer  
MELTZER, PURTILL & STELLE  
1515 East Woodfield Road  
Suite 250  
Schaumburg, Illinois 60173-5431  
(847) 330-2000

STATE OF ILLINOIS

STATE TAX



FEB. 23. 01

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0800003781


REAL ESTATE TRANSFER TAX
00206.00
FP 102808

10158221

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



FEB. 23. 01

REVENUE STAMP

# 0000003784

REAL ESTATE TRANSFER TAX
00103.00
FP 102802

SEND SUBSEQUENT TAX BILLS  
TO:


\_\_\_\_\_  
(NAME)

\_\_\_\_\_  
(ADDRESS)

\_\_\_\_\_  
(CITY, STATE AND ZIP)

CITY OF CHICAGO

CITY TAX



FEB. 23. 01

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000001931

REAL ESTATE TRANSFER TAX
01545.00
FP 102805

30034\005\0004.366

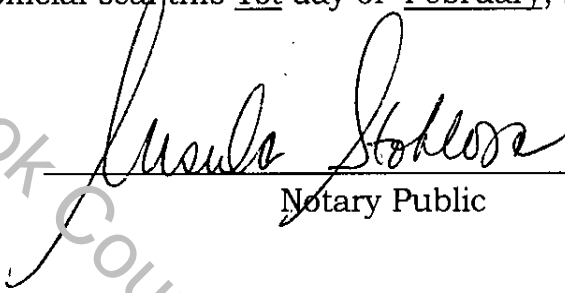
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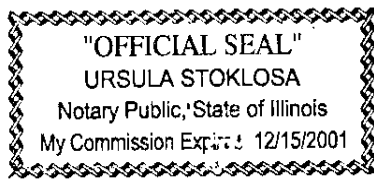
STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moretti personally known to me to be the President of A.C. Homes Corporation VI, Managing Member of Renaissance Place Hyde Park L.L.C., and 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 as such President signed and delivered the said instrument on behalf of Renaissance Place Hyde Park L.L.C., pursuant to authority, given by the members of Renaissance Place Hyde Park L.L.C., as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of February, 2001.

  
\_\_\_\_\_  
Notary Public

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



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## EXHIBIT A

### PARCEL 1:

UNIT **205S** IN RENAISSANCE PLACE AT HYDE PARK CONDOMINIUM AS DELINEATED ON A SURVEY WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0099447 ("CONDOMINIUM DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE RIGHT TO USE PARKING SPACE 15C, WHICH PARKING SPACE IS DELINEATED ON THE SURVEY ATTACHED TO THE COMMUNITY DECLARATION FOR RENAISSANCE PLACE AT HYDE PARK RECORDED AS DOCUMENT 00098916 ("COMMUNITY DECLARATION").

### PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS AS SET FORTH IN THE CONDOMINIUM DECLARATION AND COMMUNITY DECLARATION.

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, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.