

NO 001800 01/18/01

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2001-03-13 14:38:50

Cook County Recorder 25.50

SPECIAL WARRANTY DEED

THE GRANTOR, South Commons L.L.C., an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid and pursuant to authority given by the Manager of said Company, CONVEYS AND WARRANTS to James Kent, and Shirley A. Kent of 4326 North Kenmore Avenue 1st Floor Chicago IL 60613 all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: ** husband and wife, not as joint tenants, nor as tenants in common, but as tenants by the entirety,*



RECORDER'S STAMP

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" 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 party of the first part, either in law or equity, or, in and to the above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it, subject to: SEE ATTACHED EXHIBIT "A"

Permanent Index Number(s): 17-27-310-086-0000 17-27-318-044-0000 17-27-310-087-0000

Property Address: 3021 S. Michigan Avenue, Unit 104 , Chicago, IL 60616

In Witness Whereof, said Grantor has executed this Deed by its Manager, this 30th day of January, 2001.

SOUTH COMMONS L.L.C., an Illinois limited liability company

By: HABITAT SOUTH COMMONS L.L.C., an Illinois limited liability company
Its: Manager

By: THE HABITAT COMPANY, an Illinois corporation
Its: Manager

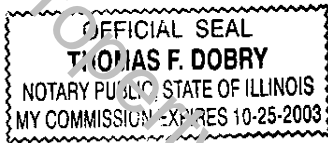
By: Alexia W. MacArthur Vice President

Attest: [Signature] Assistant Secretary

STATE OF ILLINOIS
County of Cook

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alexia McLaerty
and STEPHANIE CARROLL personally known to me to be the Vice President and Assistant Secretary of
THE HABITAT COMPANY, an Illinois corporation, as Manager of HABITAT SOUTH COMMONS L.L.C., an Illinois limited
liability company, as Manager of SOUTH COMMONS L.L.C., an Illinois limited liability company, appeared before me this
day in person, and severally acknowledged that as such Vice President and Assistant Secretary, they signed, sealed and
delivered this instrument pursuant to authority given by the Board of Directors of said corporation, as their free and
voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 30th day of January,
2001.



Thomas Dobry
Notary Public

My commission expires on 10-25-03.

This instrument was prepared by Thomas F. Dobry, 350 W. Hubbard Street Chicago IL 60610

Mail to:


SEND SUBSEQUENT TAX BILLS TO:

Michael Conway, CITY
(Name)
PO Box 27
(Address)
DOLTON, IL 60419.
(City, State, Zip Code)

James Kent
(Name)
3021 S. Michigan Ave #104
(Address)
Chicago IL 60616
(City, State, Zip Code)

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

CITY OF CHICAGO



CITY TAX MAR. 13.01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000002353

REAL ESTATE TRANSFER TAX
00915.00
FP326675

Signature of Buyer, Seller or Representative

COOK COUNTY
REAL ESTATE TRANSACTION TAX




COUNTY TAX MAR. 13.01

000000365

REAL ESTATE TRANSFER TAX
00061.00
FP326657

REVENUE STAMP

STATE OF ILLINOIS



STATE TAX MAR. 13.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000002601

REAL ESTATE TRANSFER TAX
00122.00
FP326703

LEGAL DESCRIPTION FOR SOUTH COMMONS PHASE I CONDOMINIUM

UNIT NUMBER 104-3021 IN SOUTH COMMONS PHASE I CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF BLOCKS 92 AND 95 AND OF VACATED EAST 29TH STREET NORTH OF SAID BLOCK 92 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 50.0 FEET WEST OF THE NORTHWEST CORNER OF LOT 3 IN HARLOW N. HIGINBOTHAM'S SUBDIVISION OF PARTS OF LOTS 21, 22 AND 23 IN THE ASSESSOR'S DIVISION OF THE NORTH 173.7 FEET OF THE EAST 1/2 OF BLOCK 92 AFORESAID (SAID POINT BEING 8.0 FEET NORTH OF A LINE "X" DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF 3/4 OF THE WEST 1/2 OF BLOCK 92 AFORESAID TO THE NORTHWEST CORNER OF JOHN LONERGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 AFORESAID); THENCE WEST ALONG A LINE 8.0 FEET NORTH OF AND PARALLEL WITH SAID LINE "X", A DISTANCE OF 113.16 FEET; THENCE SOUTH PERPENDICULARLY TO SAID LINE "X", A DISTANCE OF 17.33 FEET; THENCE WEST ALONG A LINE 9.33 FEET SOUTH OF AND PARALLEL WITH SAID LINE "X", 184.69 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 1, 60.0 FEET EAST OF THE NORTHWEST CORNER THEREOF IN JOHN LONERGAN'S SUBDIVISION AFORESAID, TO A POINT ON THE SOUTH LINE OF LOT 8, 60.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF, IN COUNTY CLERK'S DIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 95 AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 833.18 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID BLOCK 95 TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH INDIANA AVENUE; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 850.27 FEET MORE OR LESS TO THE PLACE OF BEGINNING, TOGETHER WITH THAT PART OF BLOCK 98 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID BLOCK 98 WITH THE NORTHERLY EXTENSION OF A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 9 TO 16 BOTH INCLUSIVE IN THOMAS' SUBDIVISION OF THE EAST 1/2 OF SAID BLOCK 98; THENCE SOUTH ALONG SAID PARALLEL LINE TO THE EASTERLY EXTENSION OF A LINE 14.0 FEET NORTH OF A PARALLEL WITH THE SOUTH LINE OF LOTS 41 AND 60 TO 63 IN THOMAS AND BOONE'S SUBDIVISION OF BLOCK 98 AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 60.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF LOTS 63 TO 78 BOTH INCLUSIVE IN THOMAS AND BOONE'S SUBDIVISION AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE AND ITS NORTHERLY EXTENSION TO A POINT ON THE NORTH LINE OF SAID BLOCK 98 AFORESAID; THENCE EASE ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 14, 1999 AS DOCUMENT NUMBER 99043982, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 Ownership; 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.

The Tenant of the Unit either waived or failed to exercise option to purchase the Unit, or the Tenant did not have an option to purchase the Unit, unless the Tenant is the purchaser.

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.

17-27-310-086-0000 17-27-318-044-0000 17-27-310-087-0000