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2001-04-04 13:45:02
Cook County Recorder 25.00

GEORGE E. COLE® No. 803 REC
LEGAL FORMS February 1996

SPECIAL WARRANTY DEED
(Corporation to Individual)

(Illinois)

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THIS AGREEMENT, made this 29th day of March, 2001, between

The Boatyard-Chicago, L.L.C., a 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 John S. Sawin & Grace S. Sawin, HUSBAND AND WIFE, NOT AS JOINT TENANTS OR TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY.

1601 S Indiana Ave #310 Chicago IL 60616 (Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of

Ten and no/100---(10.00)--- Dollars and other valuable consideration in hand paid by the party of the

second part, the receipt whereof is hereby acknowledged and pursuant to authority of the Board of Managers of said

company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to

it's 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:

(see legal description 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, it's 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, it's 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:

Permanent Real Estate Number(s): see attached (also covers other property)

Address(es) of real estate: 3223 Rockwell Avenue, Chicago, Illinois 60618

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written. Sr. Investment Mgr. THE BOATYARD-CHICAGO, L.L.C.

By: Hearthstone Advisors, Inc., its Manager (Name of Corporation)

By: Cindy Gilmore, Sr. Investment Mgr. Resident

Attest: Secretary

Burnside Construction Management Company

This instrument was prepared by Irene Smetana, 2400 Wisconsin Avenue, Downers Grove, IL 60515-4019 (Name and Address)

BOX 333-CTL

UNOFFICIAL COPY

MAIL TO:

JOHN S. SAWIN
 (Name)
100 N. LASALLE #1910
 (Address)
CHICAGO IL 60602
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

John S. & Grace S. Sawin
 (Name)
3223 Rockwell Avenue
 (Address)
Chicago, Illinois 60618
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

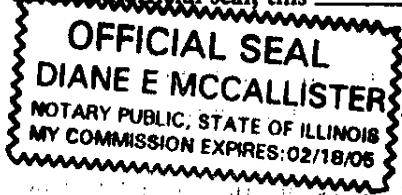
STATE OF Illinois

COUNTY OF DuPage

ss.

I, _____ the undersigned, _____ a Notary Public
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Cindy Gilmore,
 personally known to me to be the Sr. Investment Mgr.
President of Hearthstone Advisors, Inc., manager for
 a company corporation, and The Boatyard-Chicago, L.L.C., personally known to me to be the
Secretary of said corporation, and personally known to me to be the same persons whose
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that
 as such Sr. Investment Mgr. President and Secretary, they signed and
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to
 authority, given by the Board of Managers of said company as their free and voluntary
 act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of March 2001.



Diane E McCallister
 Notary Public
 Commission expires 2-18-05

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

REAL ESTATE TRANSFER TAX	00407.50	FP 102808
# 0000005879		

REAL ESTATE TRANSFER TAX	00203.75	FP 102802
# 0000005885		

REAL ESTATE TRANSFER TAX	03056.25	FP 102805
# 0000002917		

STATE OF ILLINOIS



APR. -3.01

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COOK COUNTY REAL ESTATE TRANSACTION TAX



APR. -3.01

REVENUE STAMP

CITY OF CHICAGO



APR. -3.01

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

MAIL TO:

200805-10010 LEGAL FORMS

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Legal Description Attachment

Parcel One: The Easterly 19.98 feet of the Westerly 55.88 feet (as measured at right angles) of Lot 17, in the Boatyard at Belmont and the River, being a Subdivision of part of the Southeast Quarter of Section 24, Township 40 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded December 22, 1998 as document number 08163174, in Cook County, Illinois

Parcel Two: Easement for ingress and egress for the Benefit of Parcel 1 over and across all walkways, private roads and driveways located on the Community area as contained in Community Declaration for Belmont River Club recorded March 1, 2000 as document number 00148623, in Cook County, Illinois.

Parcel Three: Easement for ingress and egress for the benefit of Parcel One over and across the driveways and walkways located on the Townhome common area as contained in Declaration for Belmont River Club Townhomes recorded march 1, 2000 as document number 00148624, in Cook County, Illinois

Commonly known as: 3223 Rockwell Avenue, Chicago, Illinois 60618

PIN Number(s): (also covers other property)

13-24-404-003-0000

13-24-404-014-0000

13-24-404-015-0000

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