

UNOFFICIAL COPY

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1552/0048 33 001 Page 1 of 3

2001-04-06 11:27:18

Cook County Recorder 25.50

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This Instrument Prepared by:
Thomas W. Conklin
Conklin, Murphy & Conklin
53 West Jackson Boulevard
Suite 1750
Chicago, Illinois 60604

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0010276261

After Recording Return to:

~~Steven M. Shaykin, P.C.~~
~~Attorney at Law~~
~~951A North Plum Grove Rd.~~
~~Schaumburg, Illinois 60173~~

Send Subsequent Tax Bills to:

MAILED
100
Robert M O'LEARY
330 N Jefferson Court
UNIT 2001
Chicago Ill. 60661

SPECIAL WARRANTY DEED

Grantor, CMC Heartland Partners III, L.L.C., a Delaware Limited Liability Company of 330 North Jefferson Court, Chicago, Illinois 60661, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt and sufficiency whereof is hereby acknowledged, GRANTS, CONVEYS AND WARRANTS WITH SPECIAL WARRANTY COVENANTS to **Robert M. O'Leary and Mary A. O'Leary, husband and wife, as tenants by the entirety and not as joint tenants and not as tenants in common**, Grantee, the following described real estate, situated in the County of Cook and State of Illinois:

See Exhibit A attached hereto and made a part hereof and subject to the exceptions set forth therein.

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; 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.

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.

TO HAVE AND TO HOLD the said premises described above, with the appurtenances, unto Grantee, forever, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

P.I.N. 17-09-302-004-0000

Property Address: 330 North Jefferson Court, Unit 2001, P-139, P-173 Chicago, Illinois

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first below written.

CMC HEARTLAND PARTNERS III, L.L.C., a Delaware Liability Limited Company

By: [Signature] 12-5-2000
Edwin Jacobson Date
President, CMC Heartland Partners III, L.L.C., a Delaware Limited Liability Company

STATE OF ILLINOIS)
) SS
COUNT OF COOK)

I, Thomas W Conkhier a Notary Public in and for the County and State aforesaid, do hereby certify that Edwin Jacobson President of CMC Heartland Partners III, L.L.C., a Delaware Limited Liability Company, 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 he signed and delivered such instrument as his own free and voluntary act, and as the free and voluntary act of such limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5 day of December, 2000.

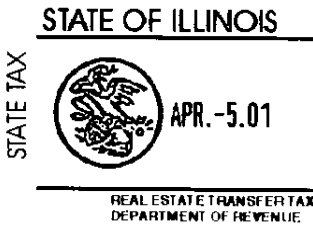
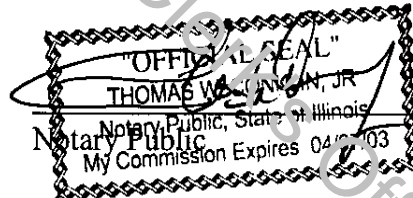


Table with REAL ESTATE TRANSFER TAX, 0072350, FP326703

My Commission Expires:

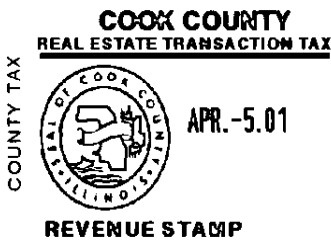


Table with REAL ESTATE TRANSFER TAX, 0036175, FP326657

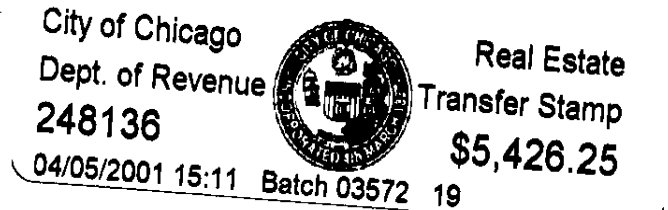


EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Unit 2001, and Parking Space P-139, P-173 in Kinzie Station Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

That part of Lots 1 to 11, both inclusive in Block 11 in Canal Trustee's Subdivision of lots and blocks in the original town of Chicago in the Southwest Quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded August 31, 1848 and re-recorded September 24, 1877 as Document 151607 in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded May 10, 2000 as Document Number 00332543 and as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for ingress and egress for the non-exclusive benefit of Parcel 1 described above as created by the Declaration of Easements, Covenants and Restrictions dated October 21, 1999 as Document Number 99992382 over the land described therein.

Subject to: (a) general real estate taxes for the previous and current year not then 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 Illinois Condominium Property Act; (e) the Plat filed with the Declaration of Condominium Covenants; (f) terms, provisions and conditions of the Condominium Documents including the Declaration, the Bylaws, the operating budget and the Property Report, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) the Municipal Code of Chicago; (i) unrecorded public and quasi-public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) leases, licenses, operating agreements and other agreements affecting the Common Elements; (m) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (n) liens and other matters of title over which the Title Company (as hereinafter defined) is willing to insure without cost to Purchaser; (o) encroachments, if any; and (p) the rights of cable television and T-1 providers.