

UNOFFICIAL COPY

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0067/0102 31 001 Page 1 of 3  
2001-03-16 13:00:29  
Cook County Recorder 25.50

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
(CORPORATION TO INDIVIDUAL)



Real Estate  
Transfer Stamp  
\$5,250.00  
City of Chicago  
Dept. of Revenue  
246940  
03/16/2001 11:17 Batch 05074 12

2000-10-16 (1/10/01)

THE GRANTOR, REAL ESTATE DEVELOPMENT GROUP, INC., a Corporation, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to SEAN P. O'BRIEN and ANGELA D. O'BRIEN, as husband and wife, not as joint tenants or tenants in common, but as tenants by the entireties.

3

the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

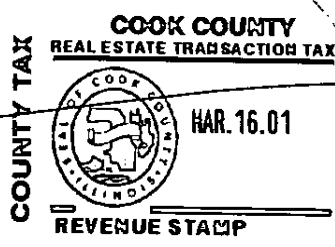
Address of Real Estate: UNIT PENTHOUSE  
1613 WEST LE MOYNE, CHICAGO, ILLINOIS

Permanent Real Estate Index Number: 17-06-211-019

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President this 2<sup>nd</sup> day of March, 2001

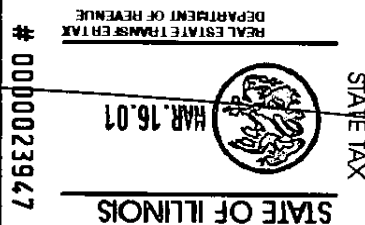
REAL ESTATE DEVELOPMENT GROUP, INC.,  
an Illinois Corporation

BY: Robert Farnik  
Robert Farnik, President



FP326670
0035000
0070000
FP326660

FP326660
0070000
REAL ESTATE TRANSFER TAX



STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Robert Farnik, personally known to me to be the President of REAL ESTATE DEVELOPMENT GROUP, INC., 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 severally acknowledged that as such President he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said company, as his 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 2<sup>nd</sup> day of March, 2001.

*John E. Lovstrand*  
NOTARY PUBLIC

Prepared By:

John E. Lovstrand  
JOSEPH D. PALMISANO, P.C.  
79 West Monroe, Suite 826  
Chicago, Illinois 60603



Mail To:



Michael Wexler  
Attorney at Law  
134 North LaSalle, Suite 1108  
Chicago, Illinois 60602

Name and Address of Taxpayer:

Sean P. O'Brien  
1613 West LeMoyne  
Penthouse Unit  
Chicago, Illinois 60622

PARCEL 1:

Unit PENTHOUSE in the Skyline Terrace Condominium as delineated on a survey of the following described real estate:

Lot 10 in Block 5 in McReynolds Subdivision of Part of the East 1/2 of the Northeast 1/4 North of Milwaukee Avenue in Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document 0010168574, together with an undivided percentage interest in the Common Elements.

PARCEL 2:

The exclusive right to use Parking Space P-1, a Limited Common Element as delineated on the Survey attached to the Declaration aforesaid recorded as Document 0010168574.

**ADDRESS: 1613 WEST LE MOYNE, CHICAGO, ILLINOIS**

**P. I. N. 17-06-211-019-0000**

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, 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.

THE TENANT OF THIS UNIT HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.