

01-0372  
3 of 4

**UNOFFICIAL COPY**

0010389631  
2058/0166 33 001 Page 1 of 2  
2001-05-09 15:30:39  
Cook County Recorder 23.50



**SPECIAL WARRANTY DEED  
(Corporation to Individual)**

THIS AGREEMENT, made this 25<sup>th</sup> day of April, 2001, between **Wrigleyville Development Corp., an Illinois corporation**, as GRANTOR, and **H. Nathan Wilcox and Kathleen A. Graven, not as Tenants in Common, but as Joint Tenants, with rights of survivorship**, of 665 West Barry, Apt. 3N, Chicago, Illinois 60657, as GRANTEE, WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

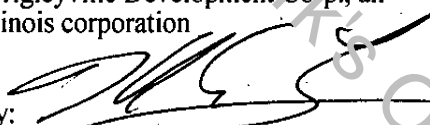
Unit 4E in the Victoria Condominium as delineated on a Survey of the following described real estate: Lots 23 and 24 in Block 2 in Cannell's Sheffield Addition in the Southeast Quarter of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 0010212838, together with its undivided percentage interest in the Common Elements, in Cook County, Illinois.

THE ABOVE SPACE FOR RECORDER'S USE ONLY

And GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with GRANTEE, that GRANTOR has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered 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, GRANTOR WILL WARRANT AND DEFEND subject to those exceptions set forth on attached **Exhibit A**.

IN WITNESS WHEREOF, GRANTOR has caused its name to be signed by its President the day and year first above written.

Wrigleyville Development Corp., an Illinois corporation

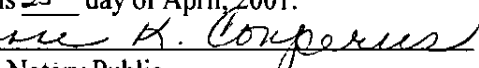
By:   
Keith E. Lord, President

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 Keith E. Lord, President of Wrigleyville Development Corp., an Illinois corporation, personally known to me to be the same person who subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 25<sup>th</sup> day of April, 2001.



  
Notary Public

UNOFFICIAL COPY

Property of Cook County Clerk's Office

OFFICIAL SEAL  
JANIS R. COOK  
CLERK OF COOK COUNTY  
JAN 22 2010

EXHIBIT A

Grantor also hereby grants to Grantee, 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 Ownership and of Easements, Restrictions, Covenants and By-Laws for The Victoria Condominium made by Grantor and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 0010212838, 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, restrictions, conditions, covenants and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

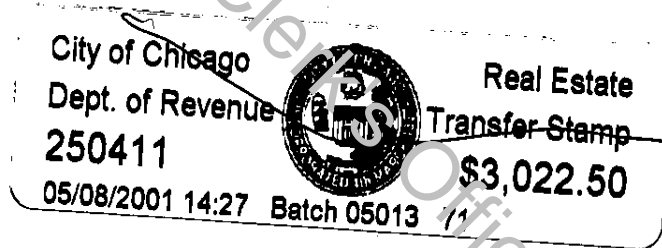
Subject to: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements which may hereafter be executed by Seller and any easements which may be established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special taxes or assessments; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (j) general taxes for the year 2001 and subsequent years; (k) installments due after the date hereof of assessments established pursuant to the Declaration of Condominium; and (l) acts done or suffered by Grantees or anyone claiming by, through or under Grantee.

PIN: 14-20-405-019

Address: 920-924 West Cornelia Avenue, Unit 4E  
Chicago, IL 60657

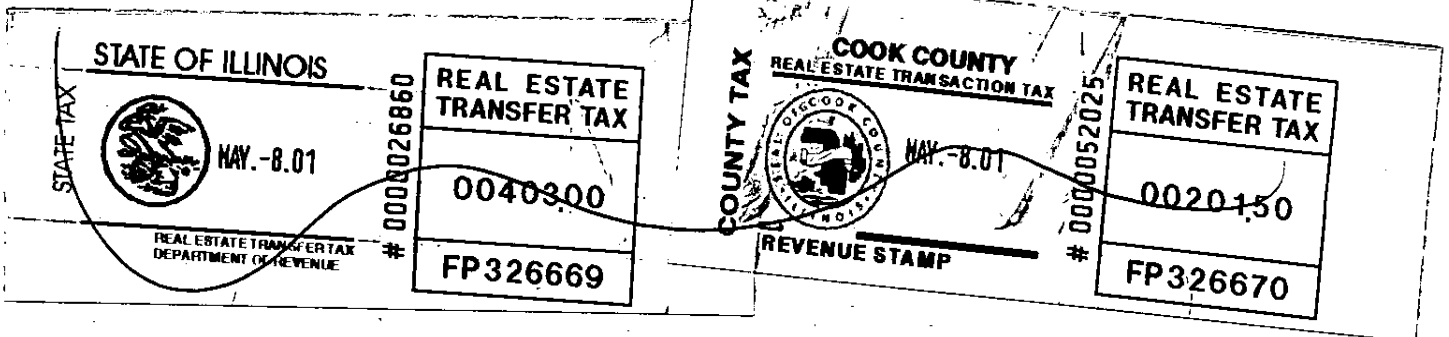
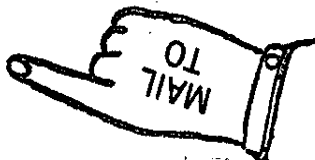
Document prepared by:

Mark S. Litner, Esq.  
Much Shelist Freed et al.  
200 North LaSalle Street, Suite 2100  
Chicago, Illinois 60601



Mail recorded document to:

Jonathan P. Sherry, P.C.  
218 North Jefferson Street  
St. 401  
Chicago, Illinois 60661



UNOFFICIAL COPY

Property of Cook County Clerk's Office