

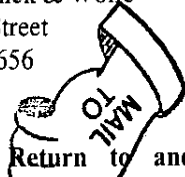
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1704/0014 03 001 Page 1 of 5  
2001-04-23 11:24:28  
Cook County Recorder 29.50



This Instrument Prepared by :  
Nicholas J. Helmer  
Piper Marbury Rudnick & Wolfe  
203 North LaSalle Street  
Chicago, Illinois 60656



After Recording Return to and  
Send Subsequent Tax Bills to:

Neal M. Ross  
233 E. Erie  
#203  
Chgo, IL 60610

This space reserved for Recorder's use only.

MC 203118. 1072a

**SPECIAL WARRANTY DEED**

This Indenture is made as of the 3rd day of April, 2001, between **KEDZIE MANOR LLC**, an Illinois limited liability company ("Grantor") whose address is c/o Nicholas J. Helmer II, Piper Marbury Rudnick & Wolfe, 203 N LaSalle Street, Suite 1800, Chicago, Illinois 60601, Cook County, and Kenneth Feldman ("Grantee"), with an address at 2021 N. Kedzie, Unit 3A, Chicago, Illinois.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

**SEE ATTACHED EXHIBIT A**

Grantor also hereby grants to Grantee, its successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in that certain Declaration of condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Palmer Park Condominium Association (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp

249291

\$1,488.75

04/23/2001 10:47 Batch 03582 29

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that during Grantor's ownership of the Premises 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 it WILL WARRANT AND FOREVER DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, for the time period Grantor owned the Property subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; (c) the City of Chicago Condominium Code; (d) the Declaration, including all amendments and exhibits thereto; (e) applicable zoning and building laws and ordinances and other ordinances of record; (f) encroachments, if any; (h) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (i) utility easements, if any, whether recorded or unrecorded; (h) leases and licenses affecting the common elements; (j) covenants, conditions, restrictions, permits, easements and agreements of record; and (k) liens and other matters of title over which Mercury Title Insurance Company is willing to insure without cost to Grantee.

The Tenant, if any, of Unit No. 3A, either waived or failed to exercise its option to purchase the unit or had no option to purchase the unit.

[SIGNATURE ON FOLLOWING PAGE]

STATE TAX

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

APR 23 01

# 0000024610

REAL ESTATE TRANSFER TAX

0019850

FP326660

COOK COUNTY

REAL ESTATE TRANSACTION TAX

APR 23 01

REVENUE STAMP

COOK COUNTY

REAL ESTATE TRANSFER TAX

0009925

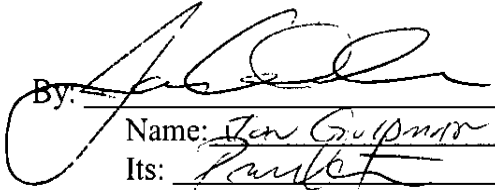
FP326670

# 0000050883

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

By: **KEDZIE MANOR LLC**, an Illinois limited liability company

By: **DANLON, INC.**, an Illinois corporation, its managing member

By:   
Name: Ken Gulpino  
Its: Paula

Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Cook )

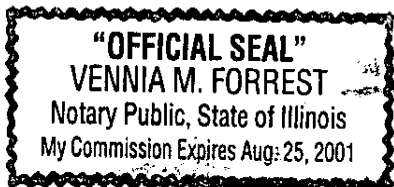
I, Vennia Forrest, a Notary Public in and for the County and State aforesaid, do hereby certify that JON GOLDMAN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 5<sup>th</sup> day of April, 2001.

Vennia M. Forrest  
Notary Public

My Commission Expires:

August 25, 2001



LEGAL DESCRIPTION

PARCEL 1:

UNIT 3A IN THE PALMER PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 18 AND 19 IN CIRCUIT COURT PARTITION OF THE WEST 10 ACRES OF THE SOUTH 91.07 ACRES OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010179930, TOGETHER WITH AN 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 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."

Cook County Clerk's Office