

UNOFFICIAL COPY

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2001-04-24 16:24:45  
Cook County Recorder 29.50

203115 MTC/

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:  
DARIEN HEAP  
2021 N. KEDZIE #2D  
Chicago, IL 60647

This space reserved for Recorder's use only.

**SPECIAL WARRANTY DEED**

This Indenture is made as of the 7<sup>th</sup> day of March, 2001, between **KEDZIE MANOR LLC**, an Illinois limited liability company ("Grantor") whose address is c/o its attorney Nicholas J. Helmer, Piper Marbury Rudnick & Wolfe, 203 North LaSalle Street, Suite 1800, Chicago, Illinois 60601, Cook County, Illinois, and **ADRIAN J. HEAP** ("Grantee"), with an address at 2021 N. Kedzie, Unit 2D, Chicago Illinois.

\*AND DARIEN HEAP, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON

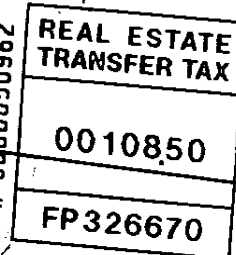
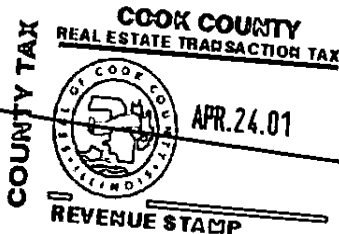
**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY with special warranty covenants unto Grantee, 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, as 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 recorded in the Cook County Recorder's Office as Document No.0010179930 (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.

CHIDOC2/20984/1004605 v.1

Real Estate  
Transfer Stamp  
\$1,627.50  
City of Chicago  
Dept. of Revenue  
249395  
04/24/2001 11:39, Batch 11919 16



5M

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.

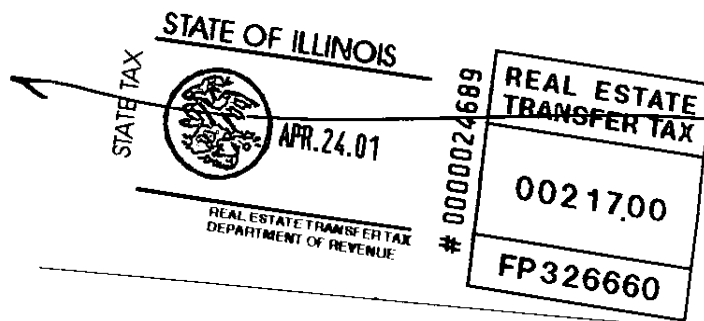
**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, 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. 2D, either waived or failed to exercise its option to purchase the unit or had no option to purchase the unit.

[SIGNATURE ON FOLLOWING PAGE]



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: Jon Goldman  
Its: Vice President

Property of Cook County Clerk's Office



Property of Cook County Clerk's Office

LEGAL DESCRIPTION

PARCEL 1:

UNIT 2D 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.

PIN: 13-36-113-025-0000

13-36-113-026-0000