

UNOFFICIAL COPY

0010413251

222/0186 03 001 Page 1 of 4

2001-05-16 16:37:48

Cook County Recorder 27.50



0010413251

GEORGE E. COLE FORM NO. 801
LEGAL FORMS
February, 1985

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

CAUTION: under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 30 day of April, 2001 between **1935 N. FAIRFIELD, L.L.C.**, a limited liability company duly authorized to transact business in the State of Illinois; party of the first part, and **THEODORE W. JOHNSON AND MARCIA K. JOHNSON** as JOINT TENANTS

party of the second part, of WILNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it 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, it WILL WARRANT AND DEFEND, subject to:
SEE ATTACHED EXHIBIT "B"


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 describe 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.

Permanent Real Estate Index Number(s): Part of 13-36-401-002-0000
Address of Real Estate: 1935 N. Fairfield, Chicago, Illinois 60647 Unit 401, Parking Space 25

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Members, this 30th day of April, 2001.

1935 N. FAIRFIELD, L.L.C., an Illinois limited liability company

By: 
Name: Robert Buono
Its: Member

City of Chicago
Dept. of Revenue
251017
05/16/2001 16:04 Batch 06548 59



Real Estate
Transfer Stamp
\$2,100.00

Deborah J. Fyfe 01032103 1983

UNOFFICIAL COPY

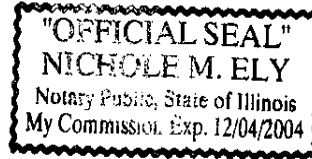
0010413251

State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ROBERT BUONO personally known to me to be a Member of

1935 N. FAIRFIELD, L.L.C., appeared, before me this day in person and severally acknowledged that as such Member he signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal this 30th day of April, 2001



Commission expires 12-4-04

Nichole M. Ely
NOTARY PUBLIC

This instrument was prepared by Gary L. Plotnick
Schain, Burney, Ross, & Citron LTD
222 North LaSalle Street, Suite 1920
Chicago, Illinois 60601

MAIL TO:
STEWART TITLE GUARANTY COMPANY
2 North LaSalle, Suite 1400
Chicago, Illinois 60602
PH: (312)849-4400 Fax (312)849-4410
(City, State and Zip)

SEND SUBSEQUENT TAX FILLS TO:
Theodore and Marcia Johnson
(Name)
1935 N. Fairfield, Unit 401
(Address)
Chicago, IL 60647
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO. _____

F:\HOME\Nichole\Closings\1935NFairfield\Johnson\SWD.doc

Mail to:

STEWART TITLE GUARANTY COMPANY
2 North LaSalle, Suite 1400
Chicago, Illinois 60602
PH: (312)849-4400 Fax: (312)849-4410

UNOFFICIAL COPY

Property of Cook County Clerk's Office

PH: (315) 842-1100 FAX: (315) 842-1410
CHICAGO, ILLINOIS 60605
5 NORTH DEARBORN STREET, SUITE 1100
CHICAGO, ILLINOIS 60610

COOK COUNTY CLERK'S OFFICE
5 NORTH DEARBORN STREET, SUITE 1100
CHICAGO, ILLINOIS 60610
TEL: (312) 603-4000 FAX: (312) 603-4001

UNOFFICIAL COPY

EXHIBIT "A" 0010413251

LEGAL DESCRIPTION


PARCEL 1:

UNIT 401 AND PARKING SPACE 25 IN THE 1935 NORTH FAIRFIELD CONDOMINIUM, AS DELINEATED ON A SURVEY ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 1935 N. FAIRFIELD CONDOMINIUM ASSOCIATION, MADE BY 1935 N. FAIRFIELD, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, WHICH WAS RECORDED DECEMBER 29, 2000 AS DOCUMENT NUMBER 01022154, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.


PARCEL 2:

EASEMENT AND OPERATING AGREEMENT DATED DECEMBER 29, 2000, EXECUTED BY AND BETWEEN 1935 N. FAIRFIELD, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AND 1934 N. WASHTENAW, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, RECORDED DECEMBER 29, 2000 AS DOCUMENT NUMBER 01022153, IN COOK COUNTY, ILLINOIS.

REORDER ITEM # 1X-1000 LABEL

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP	 MAY. 16. 01	REAL ESTATE TRANSFER TAX
		0014000
		FP326670

0000052776

STATE TAX STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	 MAY. 16. 01	REAL ESTATE TRANSFER TAX
		0028000
		FP326660

0000025842

UNOFFICIAL COPY

0010413251

EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Applicable zoning and building laws and building line restrictions, and ordinances.
3. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
4. Streets and highways, if any.
5. Utility easements, if any, whether recorded or unrecorded.
6. Covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration and the Easement and Operating Agreement covering the Condominium property and the adjacent property.
7. The Condominium Property Act of Illinois.
8. Schedule B exceptions listed in Stewart Title Guaranty Company Commitment Number 01030103.

Property of Cook County Clerk's Office