

Cook County Recorder



01010648 10f3 A

SPECIAL WARRANTY DEED

THIS in DENTURE, made this 30th day of April, 2001 between 1529-37 W. Farwell Venture Corporation, an Il incis corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact us ness in the State of Illinois, party of the first part and Luis Gonzalez, 3315 W. Cullon, 2nd Floor, Chicago, Inchois 60618, party of the second party, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN & OO/100 Dollars and other good and valuable consideration in hand paid, by the party of the second party, the receipt whereof is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVLY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

PARCEL A:

UNIT 1537/3N IN 1529-37 W. FARWELL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

LOT 6 AND THE EAST 1/2 OF THE VACATED ALLEY WEST OF AND ADJOINING THE SAID LOT 6 IN BLOCK 42 IN ROGERS PARK IN SECTION 32, TOWNSHIP 41 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 3 AND WEST ½ OF THE VACATED ALLEY EAST OF AND ADJOINING SAID LOT 3 IN JOHN W. SWEET'S RESUBDIVISION OF LOTS 7 TO 13 IN BLOCK 42 IN ROGERS PARK IN SECTIONS 30, 31 AND 32 TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MURIUJAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED 3-6-0/ AS DOCUMENT NUMBER 00/0174904, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 24, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 00/0/74904

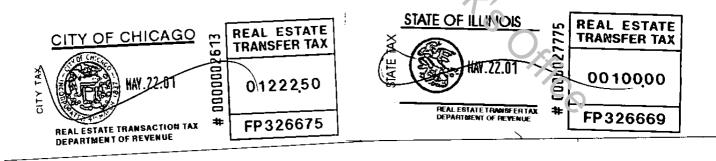
THE TENANT OF THIS UNIT FAILED TO EXERCISE ITS RIGHT OF FIRST REFUSAL.

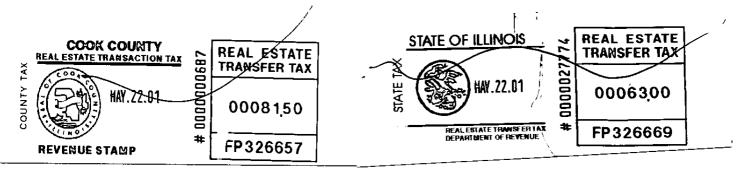
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION RECITED AND STIPULATED AT LENGTH HEREIN.

P.I.N. 11-32-120-004; and 11-32-120-005

TO HAVE AND TO HOLD said real estate, together with all and singular the rights and appurtenances thereto in anyway belonging, unto the party of the second part and its successors and to WARRANT AND FOREVER DEFEND all and singular said real estate unto the party of the second part, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof by, through or under the party of the first part but not otherwise and subject to:

SUBJECT ONLY TO: (a) covenants, condition: and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration and all amendments, it any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration or amendments thereto and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act ("Act") and/or the Chicago Condominium Conversion Ordinance ("Code"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special trux or assessments; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (I) general taxes for the second installment of the year 1999 and subsequent years; (j) installments due after the Closing (as hereinafter defined) of assessments established pursuant to the Declaration of Condominium; (k) existing tenant lease and existing laundry lease (l) applicable zoning and building laws and ordinances and other ordinances of record; (m) encroachments, if any; (n) acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (o) leases and licenses affecting the common elements; and (p) building lines and restrictions.





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IN WITNESS WHEREOF, said party of the first part of its general partner has caused its name to be signed to these presents by its ______ President and attested by its Authorized Agent, the date and year first above written. 1529-37 W. Farwell Venture Corporation wak Madder STATE OF ILLINOIS)SS COUNTY OF DUPAGE I, the under 19 led, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Taul J. Wheele. Personally known to me to be the _ President of the 1529-37 W. Farwell Venture Corporation. An Illinois corporation, and 17/102 L. Maddo personally known to me to be the Authorized Agent cispil corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrucent, appeared before me this day in person and severally acknowledged that as such President and Authorized Agent, they signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. GIVEN under my hand and notarial seal on this Mary M. Cooper Notary Public MARY V COOPER **NOTARY PUBLIC, STATE OF ILLINOIS** MX COMMISSION EXPIRES: 10/18/03 rook, IL 60523 This instrument was prepared by: The Inland Group, Inc., Law Double 2001 Butterfield Address of Property: 1537 W. Farwell, 3N, Chicago, Illinois 60626 Send Subsequent Tax Bills to: Luis Gonzalez: 1537 W. Farwell, Unit #3N, Chica 50, Illinois 60626 MAIL DEED TO: Jerrold S. Dorn
309 W. Washington # 900
Chicago & 60606