

UNOFFICIAL COPY

0010430814

33770003 33 001 Page 1 of 3

2001-05-22 10:07:10

Cook County Recorder

25.50



0010430814

01010648 1043 JH

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2001 between 1529-37 W. Farwell Venture Corporation, an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part and Luis Gonzalez, 3315 W. Cullon, 2nd Floor, Chicago, Illinois 60618, party of the second party, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN & 00/100 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 CONVEY 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 1/2 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 MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED 3-6-01 AS DOCUMENT NUMBER 0010174904, 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 0010174904

UNOFFICIAL COPY

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, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration and all amendments, if 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 tax 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.

CITY OF CHICAGO

 CITY TAX
 MAY.22.01
 # 0000002613
 REAL ESTATE TRANSFER TAX
 0122250
 # FP326675
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

STATE OF ILLINOIS

 STATE TAX
 MAY.22.01
 # 0000027775
 REAL ESTATE TRANSFER TAX
 00100.00
 # FP326669
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 COUNTY TAX
 MAY.22.01
 # 0000000687
 REAL ESTATE TRANSFER TAX
 0008150
 # FP326657
 REVENUE STAMP

STATE OF ILLINOIS

 STATE TAX
 MAY.22.01
 # 0000027774
 REAL ESTATE TRANSFER TAX
 0006300
 # FP326669
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

