0010552492 3115/0318 45 001 Page 1 of 2001-06-25 11:56:58 Cook County Recorder

**UNOFFICIAL** 

SPECIAL WARRANTY **DEED** 

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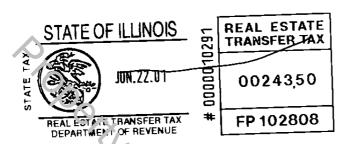
THIS INDENTURE, made, June 1, 2001 between 3500 CLUB, L.L.C., an Illinois Limited Liability Company, duly authorized to transact business in the State of Illinois, party of the first part, and Ulrich Baecker and Elizabeth Van Laanen, as Joint Tenants with right, of survivorship, nor as Tenants in Common,655 Irving Park #4317, Chicago, IL, 60611, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISF, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

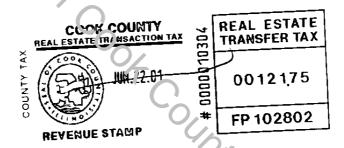
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of the party of the 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, his/her/their heirs and assigns forever.

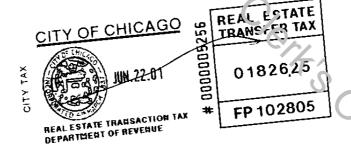
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered 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 those exceptions listed on Exhibit A attached hereto.

BOX 333-CTI

## **UNOFFICIAL COPY**







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### **UNOFFICIAL COPY**

authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

3500 CLUB, L.L.C., ar Illinois Limited Liability Company,
By:
Name: David J. Dubin
Title: Authorized Signatory
STATE OF ILLIPOIS )
COUNTY OF COOK. ) SS
I, Can I J. Taxme, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the
aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the
- rection 20 digitatory of 3000 Coll. D. L.L.C., an Illinois Limited Lightlity Company and
personally known to me to be the same person whose name is subscribed to the formation
instrument, appeared before me this day in person, and acknowledged that as such Authorized
Signatory, he signed and delivered the said instrument pursuant to authority, given by the
Managers of 3500 CLUB, L.L.C., an Illinois Limited Liability Company as his free and voluntary act, and the free and voluntary act and deed of said company in fact.
act, and the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.
Given under my hand and official seal, May 3/ 2001
and and seal "DIFICIAL SEAL"
D SAROR CAR TAVALLED
Notary Public, State of Illinois
My Commission Expires:
This instrument was prepared by: Carol J. Taxman, Ltd., 8833 Gross Point Rd., Suite 205, Skokie, 17, 60077
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MAII TO Fit D
MAIL TO: Eric Brown, Aronberg, Goldgehn Davis and Garmisa, One IBM Plaza, Ste 3000, Chicago, IL 60611
SEND SUBSEQUENT TAX BILLS TO: Ulrich Baecker and Elizabeth Van Laanen, 3500 Belmont, Chicago, IL 60618
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# **UNOFFICIAL COPY**

#### **EXHIBIT A**

THE EAST 16,89 FEET OF THE WEST 235.50 FEET OF THE SOUTH 52.50 FEET OF THE FOLLOWING DESCRIBED TRACT: LOTS 37 TO 48 IN BLOCK 4 IN THE SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THRID PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1889 AS DOCUMENT NUMBER 1185671 IN BOOK 36 OF PLATS PAGE 40, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON THE COURTYARD AREA AND INNER DRIVE AS DELINEATED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN THE OFFICE OF THE RECORDERS OF DEEDS CACCOOK COUNTY ILLINOIS, AS DOCUMENT NUMBER 00253165 IN COOK COUNTY

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and building lines restrictions and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part sonortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, nis/her/their 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, aforesaid, and the party of the first part 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.

Common Address:

3500 Belmont

Chicago, Illinois 60618

**Permanent Index Numbers:** 

13-23-409-035-0000

13-23-409-036-0000 13-23-409-037-0000

13-23-409-038-0000

13-23-409-039-0000