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371/0170 90 001 Page 1 of 3
2001-07-03 14:55:15
Cook County Recorder 25.00

This Instrument was prepared by:
David G. Spak, Attorney at Law
One Northfield Plaza, Suite 206
Northfield, Illinois 60093



After Recording, Forward to:
Kenneth B. Roseman, Esq.
105 West Madison Street, Suite 804
Chicago, Illinois 60602

Send Future Tax Bills to:
Robin Jackson
4635-37 South Ellis Avenue, Lot C
Chicago, Illinois 60653

209770

SPECIAL WARRANTY DEED

THE GRANTOR, ELLINGTON LIMITED PARTNERSHIP, of 666 Dundee Road, Suite 1104, Northbrook, Illinois 60062, 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, for the consideration of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS unto ROBIN JACKSON, a single woman, of 224 S. Leavitt, Unit E, Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

PINs: 20-02-317-008 and 20-02-317-009

ADDRESS OF PROPERTY: Lot C, Ellington Court Townhomes, 4635-37 South Ellis, Chicago, Illinois 60653

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for Ellington Court Townhome Owners' Association made the 20th day of April, 2001, and recorded on May 23rd, 2001, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0010437482 (the "Declaration") and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

SUBJECT TO: (i) current non-delinquent real estate taxes and taxes for subsequent years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable as of the date hereof; (iii) the Illinois Condominium Property Act and all amendments thereto; (iv) the Declaration, including all amendments and exhibits attached thereto; (v) public, private and utility easements recorded at any time prior to the recording hereof including any easements established by or implied from the Declaration or amendments thereto; (vi) covenants, conditions, agreements, building lines and restrictions of record; (vii) applicable building and zoning laws, statutes, ordinances and restrictions; (viii) road and highways, if any; (ix) leases and licenses affecting Common Areas (as defined in the Declaration); (x) matters over which the Title Company (as defined in the Purchase Agreement pursuant to which this Deed is provided) is willing to insure; (xi) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and (xii) Grantee's mortgage. Additionally, Grantor's warranty of title herein shall run only to matters occurring from and after the date Grantor acquired title to the Real Estate.

City of Chicago
Dept. of Revenue
255044



Real Estate
Transfer Stamp
\$1,920.00

BOX 430

07/03/2001 14:12 Batch 14697 52

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 28th day of June, 2001.

ELLINGTON LIMITED PARTNERSHIP, an Illinois limited partnership

By: ELLINGTON COURT L.L.C., an Illinois limited liability company, its General Partner

By: RJS REAL ESTATE SERVICES, INC., an Illinois corporation, a Managing Member

By: *Richard J. Sciortino*
Its: President

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000056822	REAL ESTATE TRANSFER TAX
	JUL.-3.01		0012800
	REVENUE STAMP		FP326670

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Richard J. Sciortino, the President of RJS Real Estate Services, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, as the free and voluntary act of said corporation, and as the free and voluntary act of Ellington Court L.L.C., of which said corporation is a member, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal June 28, 2001.

Kenneth B. Roseman
NOTARY PUBLIC

Commission Expires: _____



STATE TAX	STATE OF ILLINOIS	# 000027579	REAL ESTATE TRANSFER TAX
	JUL.-3.01		0025600
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660

Notary's Office

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EXHIBIT A

LEGAL DESCRIPTION FOR 4615 SOUTH ELLIS AVENUE, UNIT C, CHICAGO ILLINOIS 60653:

THAT PART OF LOT 19 IN PERRY H. SMITH'S SUBDIVISION OF BLOCK 7 IN THE SUBDIVISION BY THE EXECUTORS OF ELIJAH K. HUBBARD (DECEASED) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 19; THENCE SOUTH 89 DEGREES 55 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE THEREOF 53.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 50.08 FEET TO THE NORTH LINE OF LOT 19; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 23.97 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 11.95 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.50 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 7.53 FEET; THENCE NORTH 90 DEGREE 00 MINUTES 00 SECONDS EAST 1.0 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 7.52 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 11.34 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 23.0 FEET TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 89 DEGREES 55 MINUTES 52 SECONDS WEST ALONG SAID SOUTH LINE 12.13 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR PARKING SPACE LOT 2:

THE NORTH 9.60 FEET OF THE SOUTH 49.81 FEET OF THE EAST 23.0 FEET OF LOT 19 IN PERRY H. SMITHS SUBDIVISION OF BLOCK 7 OF SUBDIVISION BY THE EXECUTORS OF ELIJAH K. HUBBARD (DECEASED) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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