

UNOFFICIAL COPY

0010512032

SPECIAL WARRANTY DEED

28/7/0061 00 001 Page 1 of 3

6NF 10459

2001-06-13 10:35:22

Cook County Recorder 25.50



0010512032

THIS INDENTURE, made this 31<sup>st</sup> day of May, 2001

between MADISON MONROE

L.L.C., a limited liability company

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, Jeremy L. Mayes and Angira Patel, Husband and Wife, not as joint tenant or tenants \*

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 good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of grantor, by these presents does REMISE, RELEASE, ALEIN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known as and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, 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, 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, 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: Real Estate Taxes not yet payable, special taxes or assessments for improvements not yet completed, easements, covenants, agreements, conditions, restrictions and building lines of record and party wall rights, easements of record; the plat, act of grantee; Illinois Condominium Property Act.

Permanent Real Estate Index Number: 17-17-103-008 & 17-17-104-009

Address of Real Estate: 1301 W. Madison, Unit 612, Chicago IL 60607

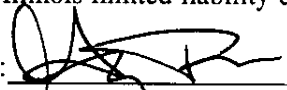
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year above written.

City of Chicago  
 Dept. of Revenue  
 253088  
 06/12/2001 14:21 Batch 11956 17



Real Estate  
 Transfer Stamp  
 \$1,601.25

MADISON MONROE L.L.C.  
 an Illinois limited liability company

By:   
 Its: Vice President of Manager

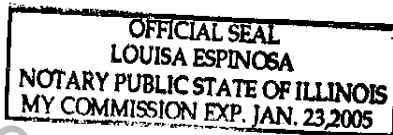
\*in common, but tenants by the entirety,

3

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Richard H. Lillie, Jr., as Vice President of Manager of Madison Monroe L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31<sup>st</sup> day of May 2001.



*[Signature]*  
Notary Public

My Commission Expires: \_\_\_\_\_

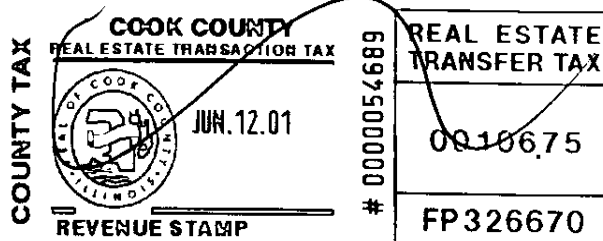
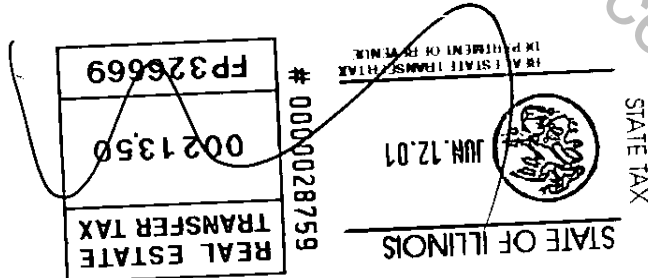
This instrument was prepared by:

Thrush Realty  
357 W. Chicago Avenue  
Chicago, IL 60610

**Mail To:**  
Regina A. Scannicchio, Esq.  
140 S. Dearborn #800  
Chicago, IL 60603-5206

**Send Subsequent Tax Bills To:**  
Jeremy L. Mayes  
1301 W. Madison, Unit 612  
Chicago, IL 60607

Property of Cook County Clerk's Office



LEGAL DESCRIPTION:

UNIT NUMBER 1301-612 IN BLOCK Y CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1, 2, 6, 7, 8, 9, AND 10 IN COUNTY CLERK'S SUBDIVISION OF BLOCK 4 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00-326804, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. B-47, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00-326804 AND FIRST AMENDMENT RECORDED AS DOCUMENT 0010011994.

Property of Cook County Clerk's Office