UNOFFICIAL COMPANY 1 001

This instrument was prepared by:

Cook County Recorder

13:07:43 23.50

John E. Lovestrand 79 West Monroe Street Suite 826 Chicago, Illinois 60603



SPECIAL WARRANTY DEED

The Grantor, 1751 W. DIVISION CORP., a corporation created and existing under and by virtue of the laws of the Scate of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO

CARL S. SMITH

the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

For the LEGAL DESCKI 1'ON and SUBJECT TO PROVISION see attached Rider which is expressly incorr orated herein and made a part hereof.

Permanent Real Estate Index Number: 17-06-405 003-0000 & 17-06-405-004-0000 Address of Real Estate: UNIT _____, 1751 W. DIVISION, CHICAGO, ILLINOIS 60647

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President this __14thday of ______, 200_1/.

1751 W. DIVISION CORP.,

an Illinois corporation

BY: NG 2 Consider the President

STATE OF ILLINOIS) SS COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIF! that ANTHONY ZASKOWSKI, personally known to me to be the President of 1751 W. DIVISION CORP., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as President he signed and delivered the said instrument as his free and voluntary act, and as the free and walking act and deed of said corporation, for the uses and purposes therein set forth.

EN under my hand and official seal, this 14th day of September _____, 200_1.

Neal Ross.

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RIC #

Chicago, 12 6

SUBSEQUENT TAX BILLS TO: Carl S. Smith, 1751 West Division, Unit 4W, Chicago, IL

606

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Legal Description

Unit 4W in 1751 W. Division Condominium as delineated on a survey of the following real estate:

Lots 7 and 8 in Fricke and Dose's Subdivision of Block 4 in Johnston's Subdivision of the East 1/2 of the Southeast 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois:

which survey is attached to the Declaration of Condominium recorded as Document 0010448653, together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use Parking Space P-5, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document 0010448653.

Commonly Known As: Unit 4W, 1751 West Division, Chicago, Illinois 60647 P. I. N.: *1*7-06-405-003-0000 & 17-06-405-004-0000

GRANTOR ALSO HEREPY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND FASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE LECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEFEIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINES IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THIS UNIT HAD NO RIGHT OF FIRST REFUSAL

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Furchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.

MEORDER ITEM #: TX-1000 LABEL STATE OF ILLINOIS REAL ESTATE **COOK COUNTY** TRANSFER TAX COUNTY TAX STATE TRANSACTION TAX REAL ESTATE TRANSFER TAX SEP.17.01 0028700 SEP.17.01 0014350 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE FP3⁄26669 REVENUE STAMP FP326670

City of Chicago Dept. of Revenue 260971

Real Estate Transfer Stamp \$2,152.50

09/17/2001 10:15 Batch 07274 27

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N. V.

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