

#000863

UNOFFICIAL COPY

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SPECIAL WARRANTY DEED  
(Individual)

7380/0014 38 001 Page 1 of 3  
2001-08-31 11:08:00  
Cook County Recorder 25.50



THIS INDENTURE, made this  
1 day of August, 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,  
parties of the first part, and,  
Douglas M. MacFarlane & Sonia  
Kuhlmann, Husband and Wife, of  
4737 W. Bernice Ave. Chicago,

IL as Tenants by the Entirety and not Joint Tenants, or Tenants in Common, 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

Address of Real Estate: 1330 W. Monroe, Unit 101, 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.

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

By: [Signature]  
Its: Vice President of Manager

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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 Gregory Teague, 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 Secretary 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 1 day of August, 2001.

*Elizabeth L. O'Loughlin*  
Notary Public

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

This instrument was prepared by :

Thrush Realty  
357 W. Chicago Avenue  
Chicago, IL 60610



Mail To:

Send Subsequent Tax Bills To:

Bruce Bauer, Esq.  
*Don Wacker*  
*Suite 3550*  
*Chicago, IL 60606*

Mr. & Mrs. Douglas M. MacFarlane  
1330 W. Monroe # 101  
Chicago, IL 60607

City of Chicago  
Dept. of Revenue  
259691  
08/30/2001 11:54 Batch 03559 28

Real Estate  
Transfer Stamp  
\$3,293.00



STATE TAX

STATE OF ILLINOIS

AUG. 30.01

REAL ESTATE TRANSFER TAX

# 0000030225

0043900
FP326660

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

AUG. 30.01

REAL ESTATE TRANSFER TAX

# 0008661678

0021950
FP326670

REVENUE STAMP

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

UNIT NUMBER 1330-101 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 NOS. 3-E-4 AND 3-E-5, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00-326804 AND FIRST AMENDMENT RECORDED AS DOCUMENT 0010011994.

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NO. S-34, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00-326804 AND FIRST AMENDMENT RECORDED AS DOCUMENT 0010011994.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 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 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.