

UNOFFICIAL COPY

0010959501

833/103 19 001 Page 1 of 5
2001-10-16 08:39:35
Cook County Recorder 29.00

Forward recorded document to:

GEORGIA BEATTY, ESQ.
150 N. WACKER DRIVE
SUITE 2020
CHICAGO, IL 60606



ABOVE SPACE FOR RECORDER-S USE ONLY

SPECIAL WARRANTY DEED
(Individual)

This indenture, made this 1st day of September, 2001, between Concord City Centre 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 Sally Garneski, 208 W. Washington, UNIT #1001, Chicago, IL 60615, 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 Dollars (\$10.00) 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 Managing Member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to _____ heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

As more fully described in Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances hereunto 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, 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 incumbered 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:

BOX 333-CTI

CTC DB 7450210 MCHG No abs / up

Property of Clerk's Office

5/11

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(a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;

(b) Special taxes or assessments for improvements not yet completed;

(c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;

(d) Terms, provisions and conditions of the Declaration for City Centre, including all amendments and exhibits thereto, (the "Condominium Declaration")

(e) Terms, provisions and conditions of the Declaration for City Centre Club, 208 West Washington, and Washington Franklin Self Park Declaration recorded as Doc. 99530391; including all Exhibits thereto, as amended from time to time;

(f) The Illinois Condominium Property Act;

(g) Applicable zoning and building laws and ordinances;

(h) Roads and highways, if any;

(i) Unrecorded public utility easements, if any;

(j) Grantee's mortgage, if any;

(k) Plats of dedication and covenants thereof; and

(l) Acts done or suffered by as judgments against Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s):

Address(es) of real estate: 208 W. Washington, Unit #1001, Chicago, Illinois, IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Member the day and year first above written.

CONCORD CITY CENTRE L.L.C., an Illinois
limited liability company

By: A.C. Homes Corporation VII, an Illinois
corporation, Managing Member **10959501**

By: [Signature]
Its: President

STATE OF ILLINOIS



OCT. 10. 01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000016386

REAL ESTATE
TRANSFER TAX

0012350

FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 10. 01

REVENUE STAMP

0000016411

REAL ESTATE
TRANSFER TAX

0006175

FP 102802

CITY OF CHICAGO



OCT. 11. 01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006280

REAL ESTATE
TRANSFER TAX

0092625

FP 102805

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THIS INSTRUMENT PREPARED
BY:

Brian Meltzer
MELTZER, PURTILL & STELLE
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173-5431
(847) 330-2400

SEND SUBSEQUENT TAX BILLS TO:

(NAME)

(ADDRESS)

(CITY, STATE AND ZIP)

10959501

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007950210 DB
STREET ADDRESS: 208 WEST WASHINGTON UNIT 1001
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 17-09-444-003-0000

LEGAL DESCRIPTION:

PARCEL 1: UNIT 1001 IN THE CITY CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF CANAL TRUSTEES SUBDIVISION OF LOT 7 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PARTS OF BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND PARTS OF THE SUBDIVISION OF PART OF LOT 8 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH NON-EXCLUSIVE EASEMENTS CONTAINED IN THE THE DOCUMENT LISTED BELOW INCLUDING BUT NOT LIMITED TO PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS FOR THE BENEFIT OF THE AFORESAID PARCEL AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED JUNE 1, 1999 AND RECORDED JUNE 3, 1999 AS DOCUMENT 99530391; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010527300, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office