

UNOFFICIAL COPY

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2001-11-14 11:11:40

Cook County Recorder

25.00

SPECIAL WARRANTY DEED  
(ILLINOIS)



1 of 3

CR

GR 5 22 64 64

OR

OB

THIS INDENTURE, made this 30<sup>th</sup> day of OCTOBER 2001, between 1414 N. Northpark, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Patricia Corona, ~~a single person~~, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Managers of said limited liability company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

3

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in 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, her 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:

- (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, and building lines of record, and any violations thereof provided that they do not interfere with Grantee's use and enjoyment of the property; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants ("Declaration"), as amended from time to time; (viii) public, private and utility easements of record; (ix) limitations and conditions imposed by the Illinois Condominium Property Act; (x) installments due after the date hereof for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by Grantee.

PIN: 17-04-201-035-0000 (underlying)

BOX 333-CTI

EXHIBIT "A"

UNIT 1 IN 1414 N. NORTH PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 18 IN W.B. OGDEN'S SUBDIVISION OF LOTS 138 AND 139 AND THE RESUBDIVISION OF LOTS 142 TO 151, IN BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010033428; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THE TENANT OF THE UNIT WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENT APPURTENANT TO THE SUBJECT 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 LAND 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.

PIN: 17-04-201-035-0000 (underlying)

Address of Property: 1414 N. Northpark Avenue, Unit # 1, Chicago, IL 60610

STATE TAX

STATE OF ILLINOIS



NOV.-9.01

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000018222

REAL ESTATE TRANSFER TAX
0025900
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



NOV.-9.01


REVENUE STAMP

# 0000018249

REAL ESTATE TRANSFER TAX
0012950
FP 102802

CITY TAX

CITY OF CHICAGO



NOV.-9.01

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000009312

REAL ESTATE TRANSFER TAX
0194250
FP 102805

