

UNOFFICIAL COPY 0011091375

GEORGE E. COLE®
LEGAL FORMS

No. 803 REC
February 1996

7086/0169 45 001 Page 1 of 3
2001-11-20 10:09:36
Cook County Recorder 25.00

**SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)**



CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

7933713 CTI 2 10/2

Above Space for Recorder's use only

THIS AGREEMENT, made this 20th day of July, ~~19~~ 2001, between The Boatyard-Chicago, L.L.C., a ^{company} ~~corporation~~ 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 Jennifer Scattergood and Jeffrey Scattergood, as Joint Tenants and 832 W. Wrightwood Chicago IL 60614 (Name and Address of Grantee) not as 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 no/100---(10.00)--- Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Managers of said ^{company} ~~corporation~~, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to it's 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:

- * Single, never Married
 - ** Married to Kim Scattergood
- (see legal description attached hereto)

Together with all and singular the hereditaments and appurtenances the unto 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, it's 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, it's 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:

Permanent Real Estate Number(s): see attached (also covers other property)
Address(es) of real estate: 3241 W. Washtenaw Ave, Chicago, Illinois 60618

IN WITNESS WHEREOF, said party of the first part has caused its ~~corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its~~ Sr. Investment Mgr. ~~President, and attested by its~~ Sr. Investment Mgr. ~~Secretary~~, the day and year first above written.

THE BOATYARD-CHICAGO, L.L.C.
By: Hearthstone Advisors, Inc., its Manager
(Name of Corporation)

BOX 333-CTI

By Cindy Gilmore
Cindy Gilmore, Sr. Investment Mgr. ~~President~~

Attest: _____

Burnside Construction Management Company Secretary

This instrument was prepared by Irene Smetana, 2400 Wisconsin Avenue, Downers Grove, IL 60515-4019
(Name and Address)

UNOFFICIAL COPY

MAIL TO: SABA E. Simpson (Name)
1617 N. Hagan (Address)
Chicago IL 60647 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Jennifer Scattergood (Name)
3241 W. Washtenaw Avenue (Address)
Chicago, Illinois 60618 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF Illinois }
COUNTY OF DuPage } ss.

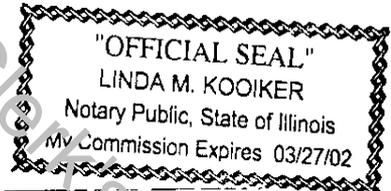
I, _____ the undersigned, _____ a Notary Public
in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Cindy Gilmore
personally known to me to be the Sr. Investment Mgr.
a company corporation, and President of Hearthstone Advisors, Inc., manager for
The Boatyard-Chicago, L.L.C., personally known to me to be the
Secretary of said corporation, and personally known to me to be the same persons whose
names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that
as such Sr. Investment Mgr. President and Secretary that signed and
delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to
authority, given by the Board of Managers of said company as their free and voluntary
act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of July 19 2001

[Signature]
Notary Public

Commission expires _____

11091375



Box

SPECIAL WARRANTY DEED
Corporation to Individual

REAL ESTATE TRANSFER TAX
00304.50
FP 102808

0000018582 #

STATE OF ILLINOIS
NOV. 16.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

STATE TAX

REAL ESTATE TRANSFER TAX
00152.25
FP 102802

0000018610 #

COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV. 16.01
REVENUE STAMP

COUNTY TAX

REAL ESTATE TRANSFER TAX
02283.75
FP 102805

000009503 #

CITY OF CHICAGO
NOV. 16.01
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY TAX

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

Legal Description Attachment

Parcel 1:

The North 19.03 Feet (as measured at right angles), of Lot 11, in the Boatyard at Belmont and the River, being a Subdivision of part of the Southeast Quarter of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian according to the plat thereof recorded December 22, 1998 as document number 08163174, in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 over and across all walkways, private roads and driveways located on the Community Area as contained in Community Declaration for Belmont River Club recorded March 1, 2000 as document 00148623, in Cook County, Illinois.

Parcel 3:

Easement for ingress and egress for the benefit of Parcel 1 over and across the driveways and walkways located on the Townhome Common Area as contained in Declaration for Belmont River Club Townhomes recorded March 1, 2000 as document 00148624, in Cook County, Illinois.

Subject to 2000 taxes and subsequent years; also subject to restrictions, conditions, easements of record, and building lines, if any.

Commonly known as: 3241 W. Washtenaw Avenue, Chicago, Illinois 60618

PIN Number(s): 13-24-404-022-0000 (Also covers other property)

11091375