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0011003989

GEORGE E. COLE®
LEGAL FORMS

No. 803

November 1994

0589/0063 05 001 Page 1 of 3

2001-10-26 10:41:44

Cook County Recorder

25.50

**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.



THIS AGREEMENT, made this 5th day of October,
~~19~~ 2001, between 837 Lawrence Dev., Inc.

a 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
BRIAN CUGNO, 567 W. Stratford,
Chicago, IL 60657

(Name and Address of Grantee)

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 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 Board of Directors
of said corporation, by these presents does REM SE, RELEASE, ALIEN
AND CONVEY unto the party of the second part, and to his 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:

AGTF, INC

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE
PART HEREOF.

Above Space for Recorder's Use Only

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, 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, _____ 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, _____ 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, WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 14-17-205-015-0000
Address(es) of real estate: 837-839 W. Lawrence - Unit #837-3 & P2, Chicago, IL 60640

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 _____ President, and attested by its _____ Secretary, the day and year first above written.

837 Lawrence Dev., Inc.

(Name of Corporation)

By Mark Ferman
President

Attest: Mark Mushinsky
Secretary

This instrument was prepared by Gary S. Benson, Attorney/2615 N. Sheffield Avenue, Chicago, IL 60614
(Name and Address)

UNOFFICIAL COPY

John R. Klytta
Klytta and Klytta

SEND SUBSEQUENT TAX BILLS TO:

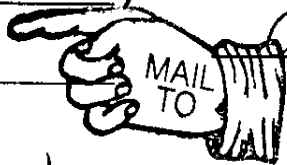
MAIL TO:

(Name)
5680 N. Elston Avenue
(Address)
Chicago, IL 60646
(City, State and Zip)

Briga Cigno
(Name)
837 W. Lawrence # 3E
(Address)
Chicago IL 60640
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. _____



STATE OF ILLINOIS

COUNTY OF C O O K

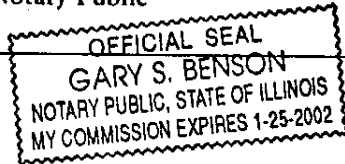
ss.

I, Gary S Benson a Notary Public
in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that MARK FEYMAN is
personally known to me to be the _____ President of 837 Lawrence Dev., Inc.
a n Illinois corporation, and MARK MUSHINSKY, personally known to me to be the
Assistant 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 _____ President and Assistant Secretary, they 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 _____ Directors of said corporation 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 5th day of OCTOBER 2001.

Notary Public

Commission expires _____



STATE TAX
STATE OF ILLINOIS
OCT. 22. 01

REAL ESTATE TRANSFER TAX
0023500

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 22. 01

REAL ESTATE TRANSFER TAX
0011750
FP326665

CITY TAX
CITY OF CHICAGO
OCT. 23. 01

REAL ESTATE TRANSFER TAX
0090000
FP326650

CITY TAX
CITY OF CHICAGO
OCT. 23. 01

REAL ESTATE TRANSFER TAX
0086250
FP326650

Box _____
SPECIAL WARRANTY DEED
Corporation to Individual

TO

ADDRESS OF

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

0011003989

**Legal Description for:
837-839 W. Lawrence
Unit #837-3 & P2
Chicago, IL 60640**

Unit #837-3 & P2 in The Lawrence on the Lake Condominiums as delineated on a survey of the following described real estate:

Lot 5 in Subdivision of the North 4 Acres in the East 1/2 of the Northeast 1/4 of Section 17, Township 40 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 0010780436, together with an undivided percentage interest in the common elements.

Subject to covenants, conditions, and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium or amendments thereto, if any; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereof, if any; general real estate taxes not due and payable at the time of closing and subsequent years; leases and licenses affecting the common elements; liens and other matters which the title insurer commits to insure by endorsement; limitations and conditions imposed by the Illinois Condominium Property Act; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; applicable zoning and building laws and ordinances; acts of the Purchaser; encroachments, if any, which are endorsed over by the title insurer.

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, 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 also 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 therein.

There were no tenants.

Permanent Index Number: 14-17-205-015-0000