

UNOFFICIAL COPY

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2001-11-06 09:55:50

Cook County Recorder

27.00

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SPECIAL WARRANTY DEED  
(ILLINOIS)



Bl 5226608  
LPA

THIS INDENTURE, made this 26<sup>th</sup> day of October, 2001, between STATE STREET DEVELOPMENT CORP., created and existing under and by virtue of the laws of the State of Delaware, party of the first part, and Glen A. Thompson and Julie Porter Thompson, husband and wife, not as joint tenants or as tenants in common but as tenants by the entirety, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00THS DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heir(s) and assign(s), 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:

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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, husband and wife, not as joint tenants or as tenants in common but as tenants by the entirety their heir(s) and assign(s), 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 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, easements and building lines of record including but not limited to the Declaration of Covenants, Conditions, Restrictions and Easements, dated April 20, 2001 and recorded as Document Number 0010326427;
- (v) party wall rights and agreements, if any;
- (vi) encroachments (provided such do not materially adversely affect the intended use of the subject property);
- (vii) the Declaration of Condominium Ownership and of Easements Restrictions and Covenants for Dearborn Tower Condominium ("Declaration") as amended from time to time;
- (viii) public and utility easements of record;
- (ix) private easements of record (provided such do not

BOX 333-CTI


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Property of Cook County Clerk's Office


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STATE OF ILLINOIS  
STATE TAX  
  
OCT. 31. 01  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000017755  
REAL ESTATE TRANSFER TAX  
0025500  
FP 102805

CITY OF CHICAGO  
CITY TAX  
  
OCT. 31. 01  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000009124  
REAL ESTATE TRANSFER TAX  
01987.50  
FP 102805

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
OCT. 31. 01  
REVENUE STAMP

# 0000017784  
REAL ESTATE TRANSFER TAX  
00132.50  
FP 102802

# UNOFFICIAL COPY

materially adversely affect the intended use of the subject property); (x) limitations and conditions imposed by the Illinois Condominium Property Act; (xi) installments due after the date hereof for assessments levied pursuant to the Declaration; and (xii) acts done or suffered by grantee. Provided, however, that none of the foregoing covenants, conditions, restrictions, easements or building lines provide for forfeiture or reversion of title in case of breach.

**PIN:** (underlying) 17-21-210-045-0000  
17-21-210-050-0000  
17-21-210-061-0000  
17-21-210-103-0000

**ADDRESS OF PREMISES:** 1530 South State Street, Unit # 17Q, Chicago, IL 60605

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its president, the day and year first above written.

State Street Development Corp.,  
a Delaware corporation

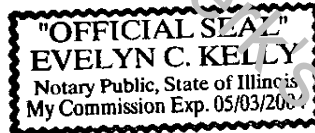
By: Jerry Karlik  
Jerry Karlik, its President

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 Jerry Karlik, President of State Street Development Corp., a Delaware corporation, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such President, he signed, sealed and delivered the said instrument as his 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 26<sup>th</sup> day of October, 2001

Evelyn C. Kelly  
Notary Public



**INSTRUMENT PREPARED BY:**  
Daniel R. Bronson, Esq.  
Bronson & Kahn  
300 West Washington, 14<sup>th</sup> Floor  
Chicago, Illinois 60606

**MAIL RECORDED DEED TO:**  
Morris R. Saunders, Esq.  
180 North LaSalle, 22nd Floor  
Chicago, Illinois 60601

**SEND SUBSEQUENT TAX BILLS TO:**  
Glen A. Thompson and Julie Porter Thompson  
Unit 17Q  
1530 South State Street  
Chicago, Illinois 60605

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