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Cook County Recorder

25.00

SPECIAL WARRANTY DEED



The Joive space reserved for Recorder's use only.

THIS INDENTURE, made, July 19,2001 between FLORENCE PLACE PROPERTY CORP., an Illinois corporation, duly authorized to transact business in the State of Illinois, party of the first part, and David Burns Mack and Kelly Burns Mack, husband and wife, as Tenants by the Entirety and not as Joint Tenants with rights of survivorship, nor as Tenants in Common,1714 W. Belmont Ave., Unit B, Chicago, IL, 60657, 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 (\$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, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attacked hereto.

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 whotsoever, 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, his/her/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, his/her/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 those exceptions listed on Exhibit A attached hereto.

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BOX 333-CTI

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused the seal of its authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

| FLORENCE PLACE PROPERTY CO | ORP., an Illinois corporation, |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| By: Name: David Dubin Title: President STATE OF ILLINGIS | CITY OF CHICAGO REAL ESTATE TRANSFER TAX 0262500 |
| COUNTY OF COOK) SS | REAL ESTATE TRANSACTION TAX # FP 102805 |
| I, Carol J. Jaker and of the said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the President of FLORENCE PLACE PROPERTY CORP., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of the FLORENCE PLACE PROPERTY CORP., an Illinois corporation as his free and voluntary act, and 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, July 19 | 2007 |
| Notary Public, State of Illinois | "OFFICIAL SEAL" OFFICIAL SEAL" CAROL J. TAXMAN COMMISSION EXPIRES 07/03/04 |
| My Commission Expires: | |
| This instrument was prepared by: Carol J. Taxman, Ltd., 883 MAIL TO: | 15, 2224 W. Triing Par Chicago, 12 60618 |
| Cook County EAL ESTATE TRANSACTION TAX VENUE JAMP DECOSOO 175.00 RELIO | STATE OF ILLINOIS REAL ESTATE TRANSFER TAX BECS OF STATE TRANSFER TAX BECS OF STATE TRANSFER TAX BECS OF STATE |

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EXHIBIT A

Unit 1714 W. Belmont Ave. Unit B, Chicago, IL 60657 and P-Unit 7 in Belmont Place Condominiums as delineated on a survey of the following described real estate:

LOTS 7 AND 8 IN BLOCK 9 IN GROSS NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

which Survey is attached as Exhibit "5" to the Declaration of Condominium, recorded as 01-00333 95 together with its undivided percentage interest in the common elements in Cook County, Illinois.

Subject to: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes in the may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assements for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Illinois Condominium Property Act; (e) the Plat; (f) terms provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, if any; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereous; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part; and (n) encroachments, if any.

The Tenant of the Unit had no right of First Refusal.

Party of the first part also hereby grants to the party of the second part, his/her/their successors and assigns, as rights and easements appurtenant to the above described real state, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and the party of the first part 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 subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recircal and stipulated at length herein.

Common Address:

Unit 1714 W. Belmont Ave. Unit B, Chicago, IL 60657 and P-Unit 7

1714 West Belmont Avenue Chicago, Illinois 60657

Permanent Index Numbers:

14-19-434-033-0000

14-19-434-034-0000

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