

SPECIAL
WARRANTY
DEED



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Property Of

The above space reserved for Recorder's use only.

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THIS INDENTURE, made September 24, 2001 between **THE BUCK TOWNES, L.L.C.**, an Illinois Limited Liability Company, duly authorized to transact business in the State of Illinois, party of the first part, and Bobly ~~W~~ Dunsworth, and individual, 2018 N. Burlingame #301, Chicago, IL, 60614, 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 attached 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 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, 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.

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.

THE BUCK TOWNES, L.L.C., an Illinois Limited Liability Company,

By: [Signature]
Name: David J. Dubin
Title: Authorized Signatory

CITY OF CHICAGO

CITY TAX



DEC. 21. 01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010172

REAL ESTATE TRANSFER TAX
0266250
FP 102805

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Carol J. Taxman, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the Authorized Signatory of THE BUCK TOWNES, L.L.C., an Illinois Limited Liability Company 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 Authorized Signatory, he signed and delivered the said instrument pursuant to authority, given by the Managers of THE BUCK TOWNES, L.L.C., an Illinois Limited Liability Company 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, September 24 2001

[Signature]



Notary Public, State of Illinois
My Commission Expires: _____

This instrument was prepared by: Carol J. Taxman, Ltd., 8833 Gross Point Rd., Suite 205, Skokie, IL 60077

MAIL TO: _____

SEND SUBSEQUENT TAX BILLS TO: Bobby Dale Dunsworth , 2546 W. Bloomingdale

STATE TAX

STATE OF ILLINOIS
DEC. 21. 01
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000020188

REAL ESTATE TRANSFER TAX
0035500
FP 102808

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX
DEC. 21. 01
REVENUE STAMP

0000020229

REAL ESTATE TRANSFER TAX
0017750
FP 102802

11226973

UNOFFICIAL COPY

EXHIBIT A

The south 51.30 feet of the east 19.25 feet of the west 143.34 feet of the following 5 parcels taken as a tract:

Lots 32 (except the East 16.00 feet thereof) and Lots 33, 34, 35 and 36 in Dymond's Subdivision of the West Half of Block 3 of the Johnston's subdivision of the East Half of the Southeast Quarter of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

The South 125.00 feet of the West 125.00 feet of Block 3 in Johnston's Subdivision of the East Half of the Southeast Quarter of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

The vacated alley lying South of and adjoining Lots 32 to 36 (except the East 16.00 feet of said Lot 32) in Dymond's Subdivision of the West Half of Block 3 of the Johnston's Subdivision of the East Half of the Southeast Quarter of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

Lots 37 to 43, inclusive, in Dymond's Subdivision of the West Half of Block 3, of the Johnston's Subdivision of the East Half of the southeast Quarter of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

Lot 37, together with the South Half of vacated alley lying North and adjoining said Lot 37 in Miss Daniel's Subdivision of the East Half of Block 3 in Johnston's Subdivision of the East Half of the Southeast Quarter of Section 36, Township 40 North, Range 13, East of the Third Principal meridian, in Cook County, Illinois.

ALSO

PARCEL 2:

Easements for the benefit of Parcels 1 through 5 for Pedestrian and vehicular access for ingress and egress over and across the courtyard area and inner drive as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements, recorded in the office of the Recorder of Deeds of Cook County Illinois, recorded July 20, 2000 as document number 00545655, in Cook County, Illinois.

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other townhouse documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (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.

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 estate, 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 recited and stipulated at length herein.

Common Address: 2546 W. Bloomingdale
Chicago, Illinois 60647

Permanent Index Numbers: 13-36-415-031-0000
13-36-415-033-0000

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