

UNOFFICIAL COPY

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9853/0010 81 001 Page 1 of 3
2001-12-27 07:59:41
Cook County Recorder 25.50



Chicago Title Insurance Company
SPECIAL WARRANTY DEED
(Corporation to Individual)



0011230914

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THIS INDENTURE, made this 12th day of December, 2001 between CHICAGO AND MAIN, L.L.C., an Illinois limited liability company, 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 JAMES M. LUDWIG, single

(GRANTEE'S ADDRESS) 823 West Rosco, Chicago, Illinois 60657

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other 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 **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: real estate taxes not yet due and payable; special municipal taxes or assessments for improvements not completed and unconfirmed special municipal taxes or assessments; applicable zoning and building laws or ordinances; the Declaration including any and all amendments and exhibits thereto; provision of the Illinois Condominium Property Act; easements covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premise and a condominium residence; leases and licenses affecting the Common Elements; act done or suffered by Buyer, or anyone claiming by, through or under Buyer

Permanent Real Estate Index Numbers: 11-19-220-007-0000, 11-19-220-008-0000, 11-19-220-009-0000
& 11-19-220-010-0000

Address(es) of Real Estate: 515 Main Street, Unit 708, Evanston, Illinois 60202

GRANTOR also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein.

THIS deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Together with all the singular and 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 said party of the first part, either in law or equity, of, in and to the

STEWART TITLE OF ILLINOIS
8 N. LA SALLE ST., SUITE 1620
CHICAGO, ILLINOIS 60602

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above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, 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 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 FOREVER DEFEND.**

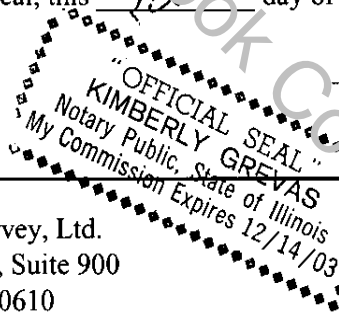
CHICAGO AND MAIN, L.L.C.

By Warren N. Barr, III, Manager of Chicago and Main, L.L.C.
Warren N. Barr, III, as Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Christopher M. Nevy personally known to me to be the Attorney in Fact for Warren N. Barr, III, Manager of the Chicago and Main, L.L.C., an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, pursuant to authority given by the authority of said corporation, 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 12th day of December, 2001



Kimberly Grevas (Notary Public)

Prepared By: Rock, Fusco & Garvey, Ltd.
350 N. La Salle St., Suite 900
Chicago, Illinois 60610

Mail To:
SEAN MALONEY, Esq.
~~111 W. Monroe, 17th fl.~~ 6600 Sears Tower
Chicago, IL ~~60603~~ 60606.

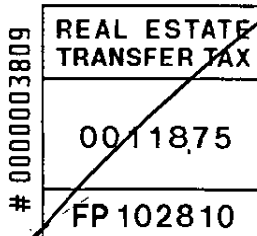
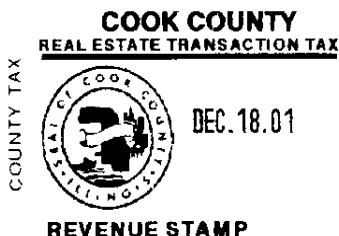
Name & Address of Taxpayer:
JAMES M. LUDWIG
515 Main St., Unit 708
Evanston, IL 60202



CITY OF EVANSTON 010286
Real Estate Transfer Tax
City Clerk's Office

PAID NOV 12 2001 AMOUNT \$ 1190⁰⁰

Agent CMD



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LEGAL DESCRIPTION

UNIT 708 AND P-63 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 515 MAIN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED OCTOBER 19, 2001 AS DOCUMENT NUMBER 0010977564, IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

Permanent Index Number: 11-19-220-007-0000; 11-19-220-008-0000; 11-19-220-009-0000 & 11-19-220-010-0000
Property Location: 515 Main Street, Unit 708, Evanston, Illinois 60202

FP 102804	# 0800003831	REAL ESTATE TRANSFER TAX
0023750		STATE TAX
REAL ESTATE TRANSFER TAX		DEC. 18. 01

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX

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