

WARRANTY DEED

Statutory (Illinois)

(Limited Liability Company to Individual)

1445/0226 38 001 Page 1 of 3
2000-02-16 15:55:38
Cook County Recorder 25.50



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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 23rd day of January, 2000, between S Group Dev. 1100 Montrose, L.L.C., an Illinois Limited Liability Company created and existing under and by virtue of the Laws of the State of Illinois and duly authorized to transact business in the State Illinois, party of the first part, and JUAN COLON AND ROSA COLON* of 4536 N. Sheridan Road, Chicago, Illinois 60640,

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN DOLLARS (\$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, and pursuant to authority of the Managing Member of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to the heirs and assigns, FOREVER, all of the following described real estate, situated in the County of COOK and State of Illinois and described as follows, to wit:
* Husband and Wife, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety,

Above Space for Recorder's Use Only

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SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF.

Together with all and singular the hereditaments and appurtenances thereto 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, 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, 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, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Index Number(s): 14-17-224-017-0000; 14-17-224-019-0000; 14-17-224-020-0000

Address(es) of Real Estate: 1100 W. Montrose - Unit # 202 & G28, Chicago, IL 60613

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

S Group Dev. 1100 Montrose, L.L.C.
(Name of Limited Liability Company)

By: [Signature]
Managing Member

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

ATGFI INC

UNOFFICIAL COPY

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00117448

STATE OF ILLINOIS
STATE TAX
FEB. 15.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000660

REAL ESTATE TRANSFER TAX
0021400
FP326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
FEB. 16.00
REVENUE STAMP

00000006617

REAL ESTATE TRANSFER TAX
0010700
FP3266

Special Warranty Deed
Limited Liability Company to Individual

TO

Please Return To:
Michael Brennock, Atty.
39 S. La Salle St. #1005
Chicago, IL 60603

CITY TAX
CITY OF CHICAGO
FEB. 16.00
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004791

REAL ESTATE TRANSFER TAX
00900.00
FP326650

Michael Brennock
(Name)
Law Offices of Michael Brennock
(Name of Business)
39 S. LaSalle - Suite #1005
(Address)
Chicago, IL 60603
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

JUAN COLON
(Name)
1100W MONTROSE # 202
(Address)
CHICAGO IL 60613
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

CITY TAX
CITY OF CHICAGO
FEB. 16.00
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004790

REAL ESTATE TRANSFER TAX
00705.00
FP326650

STATE OF ILLINOIS)
COUNTY OF COOK)SS.

I, GARY S. BENSON the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

JAMES P. STELLAS is personally known to me to be the Managing Member of S Group Dev. 1100 Montrose, L.L.C., a 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 managing member, pursuant to authority, 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 limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of JANUARY, 2000

Commission expires 1-25, 2002

OFFICIAL SEAL
GARY S. BENSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-25-2002

Gary S. Benson
NOTARY PUBLIC

**Legal Description for:
1100 W. Montrose
Unit #202 & G28
Chicago, Illinois 60613**

Legal Description:

Unit #202 and G28 in The Views of Sheridan Park Condominiums as delineated on a survey of the following described real estate:

Lots 287, 288, 289, and 290 in William Deering Surrenden Subdivision in the West 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 on January 11, 2000, as Document No. 00027298 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; existing leases and tenancies; 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 as this is new construction.

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**Please Return To:
Michael Brennock, Atty.
39 S. La Salle St. #1005
Chicago, IL 60603**