

UNOFFICIAL COPY

00179975

SPECIAL WARRANTY DEED

(Individual)

99-1284

2000-03-14 10:44:47

Cook County Recorder 25.50

THIS INDENTURE, made this 29th day of FEBRUARY, 2000 between **FILLMORE DEVELOPMENT L.L.C.**, a 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 of Illinois, party of the first part, and, Raymond Zilonis, Chicago, IL, 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 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 Vice President of grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known as and described as follows:



00179975

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all 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 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: Real Estate Taxes not yet payable, special taxes or assessments for improvements not yet completed, easements, covenants, agreements, conditions, restrictions and building lines of record and party wall rights, easements of record; the plat, act of grantee; Illinois Condominium Property Act.

Grantor also hereby grants to the Grantee, its successor and assigns, as rights and easement appurtenant to the above described real estate, the rights and easement for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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 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.

Permanent Real Estate Index Number: Part of 17-17-328-015 & 016

Address of Real Estate: 1407A & 1407B West Fillmore Street, Chicago, IL 60607

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

FILLMORE DEVELOPMENT L.L.C.

By: [Signature] Its: Vice President of Manager

City of Chicago Dept. of Revenue 222047



Real Estate Transfer Stamp \$2,883.75

03/14/2000 10:17 Batch 01239 16

3

UNOFFICIAL COPY

FILE NUMBER:
99-1934

SCHEDULE A CONTINUED

00179975

LEGAL DESCRIPTION:

THE WEST 22.50 FEET OF THE EAST 55.41 FEET (EXCEPT THE SOUTH 24.0 FEET) TOGETHER WITH THE WEST 20.67 FEET OF THE EAST 49.07 FEET OF THE SOUTH 24.0 FEET OF LOTS 42, 43, AND 44 TAKEN AS A TRACT, IN THOMAS STINSON'S SUBDIVISION OF BLOCK 48 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

STATE OF ILLINOIS STATE TAX MAR. 14.00 DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX 0038450 FR 326669 # 0000010235
COOK COUNTY REAL ESTATE TRANSACTION TAX MAR. 14.00 REVENUE STAMP	REAL ESTATE TRANSFER TAX 0019425 FR 326670 # 0000019774

