

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

00200510

2179/0113 04 001 Page 1 of 3
2000-03-22 14:15:40
Cook County Recorder 25.50



RECORDER'S STAMP

THE GRANTOR, Kinzie Park L.L.C., an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid and pursuant to authority given by the Manager of said Company, CONVEYS AND WARRANTS to James K. Vargo of 702 S. Noah Terrace , Mt. Prospect IL 60056, Individual, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO AND MADE A PART HEREOF

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, or, in and to the above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it, subject to: SEE ATTACHED EXHIBIT "A"

Permanent Index Number(s): 17-09-112-010-0000 17-09-112-018-0000 17-09-112-005-0000

Property Address: 446 N. Canal Street, # , Chicago, IL 60610

In Witness Whereof, said Grantor has executed this Deed by its Manager, this 16TH day of FEBRUARY, 192003.

KINZIE PARK L.L.C., an Illinois limited liability company

By: HABITAT KINZIE PARK L.L.C., an Illinois limited liability company
Its: Manager

By: THE HABITAT COMPANY, an Illinois corporation
Its: Manager

By: [Signature] Vice President

Attest: [Signature] Assistant Secretary

10800829
2582
60200829

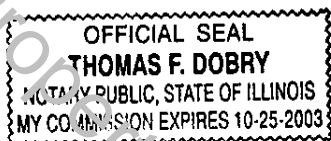
3
[Signature]

STATE OF ILLINOIS
County of Cook

UNOFFICIAL COPY

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Albert J. Caputo Jr. and STEPHANIE A. Cantrell personally known to me to be the Vice President and Assistant Secretary of THE HABITAT COMPANY, an Illinois corporation, as Manager of HABITAT KINZIE PARK L.L.C., an Illinois limited liability company, as Manager of KINZIE PARK L.L.C., an Illinois limited liability company, appeared before me this day in person, and severally acknowledged that as such Vice President and Assistant Secretary, they signed, sealed and delivered this instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

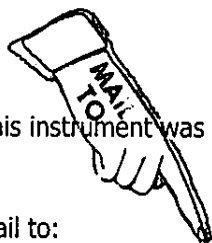
Given under my hand and notarial seal, this 16TH day of FEBRUARY, 19 2000.



Thomas A. Dory
Notary Public

My commission expires on 10-25-03, 19 2003.

00200510



This instrument was prepared by Stephanie A. Cantrell, 350 W. Hubbard Street Chicago IL 60610

Mail to:

Mort Rubin
(Name)
3100 Dundee Rd. #502
(Address)
NORTHBROOK, IL.
(City, State, Zip Code)
60062


SEND SUBSEQUENT TAX BILLS TO:

James K. Varso
(Name)
4446 N. Canal St
(Address)
CHICAGO, IL 60610
(City, State, Zip Code)

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative


CITY TAX



REAL ESTATE TRANSFER TAX
0000000749
MAR. 22.00
03360.00
FP326675

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


STATE OF ILLINOIS



STATE TAX
MAR. 22.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000000
00448.00
FP326703

COOK COUNTY



COUNTY TAX
MAR. 22.00
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000000000
00224.00
FP326657

UNOFFICIAL COPY

00200510

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 80 IN KINZIE PARK SUBDIVISION BEING A RESUBDIVISION OF LOTS, BLOCKS, AND VACATED STREETS AND ALLEYS IN WABANSIA IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1999 AS DOCUMENT NUMBER 99712460 IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR KINZIE PARK HOMEOWNERS ASSOCIATION RECORDED MAY 27, 1999 AS DOCUMENT NUMBER 99514088.

By the acceptance of this deed, the Grantee acknowledges and has actual notice of the nature of the area generally surrounding the Property, specifically the presence of manufacturing uses, heavy truck and train traffic and the loading and unloading of trucks and train cars occurring adjacent thereto and that properties adjacent to and across from the Property are classified within a manufacturing zoning district. The Grantee has notice of commercial traffic which uses adjacent streets and railroads and may do so at any time and further understands that the adjacent properties may be developed and used for manufacturing uses consistent with the regulations contained within the Chicago Zoning Ordinance.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Declaration of Covenants, Conditions, Restrictions, Easements and By-Laws for Kinzie Park Townhome Association and Declaration of Easements, Restrictions, Covenants and By-Laws for Kinzie Park Homeowners Association Declaration the same as though the provisions of said Declarations were recited and stipulated at length herein.

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 Ownership; 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.