

SPECIAL WARRANTY DEED

0219/0235 10 001 Page 1 of 3  
2002-01-14 13:50:04  
Cook County Recorder 25.50



THE GRANTOR, N. P. DEVELOPMENT, LTD., an Illinois company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of (\$10.00) Ten and no\100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS TO:

James Harlow and Nicole D. Harlow, his wife, as grantee, to have and to hold not as tenants in common and not as joint tenants but by Tenants By The Entirety,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\* SEE ATTACHED LEGAL DESCRIPTION \*

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois .

1st AMERICAN TITLE order # ACC 722038 DR/143

3

SUBJECT TO: (i) non-delinquent general real estate taxes and special taxes or assessments; (ii) the provisions of the Act and Code, including all amendments thereto; (iii) the provisions of the Condominium Documents including all amendments and exhibits thereto; (iv) applicable zoning and building laws and ordinances and other ordinances of record; (v) encroachments, if any; (vi) acts done or suffered by the Purchaser or anyone claiming by through or under Purchaser; (vii) leases and licenses affecting the Common Elements; (viii) covenants, conditions agreements, building lines and restrictions of record; (ix) easements recorded at anytime prior to Closing, including any easements established by or implied from the Declaration or amendments thereto; and (x) liens, encroachments and other matters over which the Title Insurance Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in (v), (vii), (viii) or (ix) above shall not prohibit the Purchaser's use of the Unit as a single family condominium residence; (xi) general real estate taxes for the year 2001 and subsequent years.

Grantor Also Hereby Grants to the Grantees, its Successors and Assigns, Rights and Easements Appurtenant to the Subject Unit Described Herein, 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 as 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 are Recited and Stipulated at Length Herein.

The Tenant of the Unit Either Waived or Failed to Exercise the Option to Purchase the Subject Unit, or the Tenant Did Not Have an Option to Purchase the Unit Unless the tenant Is the Purchaser.

The Grantor Warrants to the Grantee and His Successors in Title That it Has Not Created or Permitted to Be Created Any Lien, Charge or Encumbrance Against Said Real Estate Which Is Not Shown among the Title Exceptions Listed Above; and Grantor Covenants That it Will Defend Said Premises to the Extent of the Warranties Made Herein Against Lawful Claims of All Persons.

# UNOFFICIAL COPY

Permanent Real Estate Index Number(s): 13-13-304-029 (Original Parcel)  
Address(es) of Real Estate: 4310 North Richmond Street, Unit 4, Chicago, Illinois 60618

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President this 13<sup>th</sup> Day of December, 2001.

N. P. Development, Ltd., an Illinois company

By: *D. J. Vaughan*  
Daniel J. Vaughan, as President

State of Illinois )  
                          ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State Aforesaid, DO HEREBY CERTIFY, that on this day appeared Daniel J. Vaughan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of N. P. Development, Ltd., and that he executed same as the act and deed of the corporation for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and official seal, this 30<sup>th</sup> day of December, 2001.

Commission expires 6-20 2004

*Ian L. Erdos*  
Notary Public

02633920

This instrument was prepared by:  
Ian L. Erdos  
Erdos & Associates  
4730 N. Leamington  
Chicago, Illinois 60630



After recording please MAIL TO:  
SUSAN LESUS  
511 W. Wesley  
Wheaton, IL 60187

SEND SUBSEQUENT TAX BILLS TO:  
James Harlow & Nicole D. Harlow  
4310 N. Richmond Street Unit #4  
Chicago, Illinois 60618



City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp  
\$2,148.75

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## LEGAL DESCRIPTION

### PARCEL ONE:

UNIT 4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4310 NORTH RICHMOND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENTS NO. 00111662444 WITH THE RECORDER OF COOK COUNTY, AS MAY BE AMENDED FROM TIME TO TIME, IN LOT 20 AND THE NORTH 17 FEET OF LOT 21 IN BLOCK 4 IN ROSE PARK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL TWO:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P4, AN ASSIGNED LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

0 2 6 1 0 2

Cook County  
**REAL ESTATE TRANSACTION TAX**  
REVENUE STAMP APR-2'01  
p.o. 10847

143.25

STATE OF ILLINOIS  
**REAL ESTATE TRANSFER TAX**  
DEPT. OF REVENUE  
APR-2'01  
286.50

PA. 10342  
442541

Property of Cook County  
Recorder's Office

20053920