

# UNOFFICIAL COPY

2037164 MTC Tmn 1062

GEORGE E. COLE FORM NO. 801  
LEGAL FORMS  
February, 1985

**SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)**

CAUTION: 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 15<sup>th</sup> day of January, 2002 between VLT, INC., a corporation duly authorized to transact business in the State of Illinois, party of the first part, and

**VIRAJ V. THAKKAR  
3267 N. WASHTENAW  
CHICAGO, IL 60618**

0020067624

1292/0144 11 001 Page 1 of 4

2002-01-16 12:57:38

Cook County Recorder 27.50



party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) 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 given by the Managers of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A" 4m

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, 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, its 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, its 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: SEE ATTACHED EXHIBIT "B"

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 describe 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(s): Part of 13-24-125-041-0000  
Address(es) of Real Estate: 3100-06 West Addison, Unit 1E, Chicago, Illinois.

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its \_\_\_\_\_ and attested by its \_\_\_\_\_ Secretary, this 15<sup>th</sup> day of January, 2002.

VLT, INC. an Illinois corporation

20067624

By: \_\_\_\_\_  
Name: Virgil Tiran  
Title: PRESIDENT

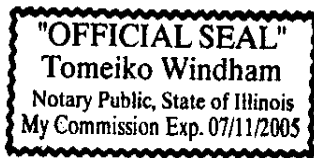
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Virgil Tiran, known to me to be the President of

VLT, INC., appeared, before me this day in person and acknowledged that as such \_\_\_\_\_ he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal, this 15<sup>th</sup> day of January, 2002.

Commission expires: 7/11/2005



Tomeiko Windham  
NOTARY PUBLIC

This instrument was prepared by: J. David Ballinger  
Schain, Burney, Ross & Citron, Ltd.  
222 North LaSalle Street, Suite 1910  
Chicago, Illinois 60601

(Name)  
Mail To

Seannell + Korst  
800 STATE STREET  
LOCKPORT, IL 60441  
(Address)  
\_\_\_\_\_  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Viraj Thakkar  
3100-06 West Addison #1E  
Chicago, IL 60618  
(Address)  
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

20067624

## Exhibit A

### Legal Description


UNIT 1E IN THE 3100 W. ADDISON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 27, 28, AND 29 IN BLOCK 6 IN SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010803869, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010803869.

City of Chicago            Real Estate  
Dept. of Revenue      Transfer Stamp  
269312      \$1,350.00  
01/16/2002 09:48 Patch 14351 4

STATE TAX            JAN. 16.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0008000
# 0000035179
FP326600

COUNTY TAX            JAN. 16.02  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0009000
# 0000071038
FP326670

# UNOFFICIAL COPY

20067624

## Exhibit "B"

1. Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws or ordinances.
4. The Declaration including any and all amendments thereto.
5. Provisions of the Illinois Condominium Property Act.
6. Easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the Premises as a condominium residence.
7. Leases and licenses affecting the common elements (as defined in the Declaration).
8. Acts done or suffered by Buyer, or anyone claiming by, through or under Buyer.
9. Liens, encroachments and other matters as to which Title Insurer commits to insure Buyer against loss or damage.

Property of Cook County Clerk's Office