

UNOFFICIAL COPY

0020078022

2349/0021 30 001 Page 1 of 5
2002-01-18 11:24:40
Cook County Recorder 29.50

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

CAUTION: under this form. Neither the publisher nor the Grantor of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.



0020078022

THIS INDENTURE, made this 15 day of December, 2001 between **M.G. INTERNATIONAL, LLC**, an Illinois limited liability company ("Grantor"), party of the first part, and **CONNIE C. CALIP**, of **4180 N. Marine Drive, Apt 310, Chicago, Illinois 60613**, party of the second part, of Chicago, Illinois.

WITNESSETH, that Grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** and other good and valuable consideration, in hand paid by Grantees, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Manager of said Grantor by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantees, and to their and assigns, **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"

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 Grantor, 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 Grantees, their and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their 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 it **WILL WARRANT AND DEFEND** the said premises against all persons lawfully claiming, or to claim the same only by through or under it, subject to:

SEE ATTACHED EXHIBIT "B"

Grantor also hereby grants to the Grantees, their 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 Ownership and of Easements, Restrictions, Covenants and By-Laws ("Declaration"), 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 Special Warranty 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): 14-16-303-025-0000 (affects property in question and other property)
Address(es) of Real Estate: 4180 North Marine Drive, Unit 205, Parking Unit P-~~15~~, Chicago, Illinois, 60613

21

UNOFFICIAL COPY


The tenant of unit has waived or has failed to exercise the right of first refusal.


15 IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this
day of November, 2001.

20078022

M.G. INTERNATIONAL, LLC, an Illinois limited liability company

By: 
Name: Hasan Merchant
Its: Manager

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000071208	REAL ESTATE TRANSFER TAX
	 JAN. 18.02		0013225
	REVENUE STAMP		FP326670

STATE TAX	STATE OF ILLINOIS	# 0000835318	REAL ESTATE TRANSFER TAX
	 JAN. 18.02		0026450
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660

City of Chicago
Dept. of Revenue
269441

Real Estate
Transfer Stamp
\$1,983.75

01/18/2002 09:41 Batch 14353 7



Property of Cook County Clerk's Office

UNOFFICIAL COPY

20075022

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 Hasan Merchant, personally known to me to be the Manager of **M.G. INTERNATIONAL, LLC**, appeared, before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority, given by the Operating Agreement and Resolution of said limited liability company, as his free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal, this 15 day of December, 2001.

Commission expires 1-8-03

Debbie Slivka

NOTARY PUBLIC

"OFFICIAL SEAL"
DEBBIE SLIVKA
Notary Public, State of Illinois
My Commission Exp. 1/8/03

This instrument was prepared by:

Sherwin M. Winer
Winer and Winer
205 West Randolph, Suite 1240
Chicago, Illinois 60606

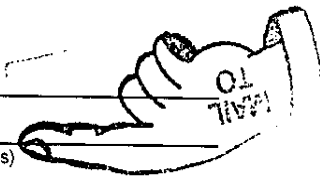
MAIL TO:

CONNIE C. CALIP

(Name)
4180 N. Marine Drive, Apt 205

(Address)
Chicago, Illinois 60613

(City, State and Zip)



SEND SUBSEQUENT TAX BILLS TO:

CONNIE C. CALIP

(Name)
4180 N. Marine Drive, Apt 205

(Address)
Chicago, Illinois 60613

(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

20078022

LEGAL DESCRIPTION

UNITS 205 AND P-21, IN THE POLO TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 25 FEET OF LOT 3, ALL OF LOTS 4, 5, AND 6 AND LOT "A" (EXCEPT THE WEST 125 FEET) IN COUNTY CLERK'S DIVISION OF LOTS 12 AND 13 AND LOT 25 (EXCEPT THE WEST 550 FEET THEREOF) TOGETHER WITH ACCRETIONS THERETO IN SIMMONS AND GORDON'S ADDITION TO CHICAGO IN SECTION 16, 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 AS DOCUMENT 0011054423, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-16-303-025-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "B"

SUBJECT TO:

20078022

Real Estate taxes not yet due and payable.

Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.

Applicable zoning and building laws or ordinances.

The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws For The Polo Tower Condominiums, including any and all amendments and exhibits thereto.

Provisions of the Illinois Condominium Property Act.

Easements, covenants, conditions, agreements, building lines and restrictions of record.

Leases and licenses affecting the common elements (as defined in the Declaration).

Acts done or suffered by Grantee, or anyone claiming by, through or under Grantee.

Schedule B exceptions listed in Mercury Title Company Commitment Number 2035209.

Property of Cook County Clerk's Office