

UNOFFICIAL COPY

79610695/21136370 SM

This Instrument Prepared by:
Thomas W. Conklin
Conklin, Murphy & Conklin
53 West Jackson Boulevard
Suite 1750
Chicago, Illinois 60604

Handwritten initials



This sp. 0020079615 ly.

0020079615

1357/0120 07 001 Page 1 of 4
2002-01-18 11:03:03
Cook County Recorder 49.00

After Recording Return to:

Send Subsequent Tax Bills to:

Handwritten: MTR BY

SPECIAL WARRANTY DEED

Grantor, CMC Heartland Partners III, L.L.C., a Delaware Limited Liability Company of 330 North Jefferson Court, Chicago, Illinois 60661, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt and sufficiency whereof is hereby acknowledged, GRANTS, CONVEYS AND WARRANTS WITH SPECIAL WARRANTY COVENANTS to **Andrew E. Margolis**, Grantee, the following described real estate, a parking space, situated in the County of Cook and State of Illinois:

See Exhibit A attached hereto and made a part hereof and subject to the exceptions set forth therein.

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; 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.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

TO HAVE AND TO HOLD the said premises described above, together with all taxes and charges, unto Grantee, forever, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

P.I.N. 17-09-302-004-0000

Property Address: 330 North Jefferson Court, P-125, Chicago, Illinois

BOX 333-CTT

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first below written.

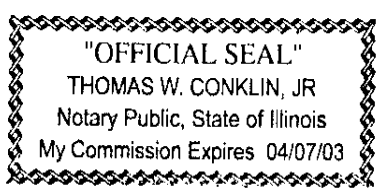
**CMC HEARTLAND PARTNERS III,
L.L.C., a Delaware Liability Limited
Company**

By: [Signature] 12/14/01
Edwin Jacobson Date
President, CMC Heartland Partners III,
L.L.C., a Delaware Limited Liability
Company

STATE OF ILLINOIS)
) SS
COUNT OF COOK)

I, Thomas W. Conklin, Jr., a Notary Public in and for the County and State aforesaid, do hereby certify that Edwin Jacobson, President of CMC Heartland Partners III, L.L.C., a Delaware Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act, and as the free and voluntary act of such limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14 day of December, 2001.



[Signature]
Notary Public

My Commission Expires:

Exempt under provisions of Paragraph E!, Section 4,
Real Estate Transfer Tax Act

12-14-01
Date

[Signature]
Buyer, Seller or Representative

I HEREBY DECLARE THAT THE ATTACHED DEED
REPRESENTS A TRANSACTION EXEMPT FROM TAXATION
UNDER THE CHICAGO TRANSACTION TAX ORDINANCE
BY PARAGRAPH(S) E! OF SECTION
200.1-286 OF SAID ORDINANCE.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
100 NORTH DEARBORN STREET
CHICAGO, ILLINOIS 60601
TEL: 312.603.4000 FAX: 312.603.4001
WWW.COOKCOUNTYCLERK.COM

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

Parcel 1:

Parking Space P-125 in Kinzie Station Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

That part of Lots 1 to 11, both inclusive, in Block 11 in Canal Trustee's Subdivision of lots and blocks in the original town of Chicago in the Southwest Quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded August 31, 1848 and re-recorded September 24, 1877 as Document 151607 in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded May 10, 2000 as Document Number 00332543 and as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for ingress and egress for the non-exclusive benefit of Parcel 1 described above as created by the Declaration of Easements, Covenants and Restrictions dated October 21, 1999 as Document Number 99992382 over the land described therein.

Subject to: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Illinois Condominium Property Act; (e) the Plat filed with the Declaration of Condominium Covenants; (f) terms, provisions and conditions of the Condominium Documents including the Declaration, the Bylaws, the operating budget and the Property Report, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) the Municipal Code of Chicago; (i) unrecorded public and quasi-public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) leases, licenses, operating agreements and other agreements affecting the Common Elements; (m) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (n) liens and other matters of title over which the Title Company (as hereinafter defined) is willing to insure without cost to Purchaser; (o) encroachments, if any; and (p) the rights of cable television and T-1 providers.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

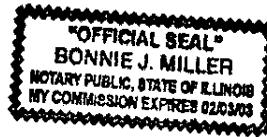
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12-14-01, _____ Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said [Signature]

this 14th day of December 2001



[Signature]
Notary Public

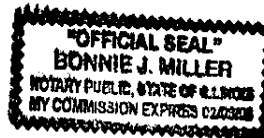
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12-14-01, _____ Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said [Signature]

this 14th day of Dec 2001



[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]