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1705/0139 45 001 Page 1 of 3 2002-02-05 10:23:57

Cook County Recorder

25.00

SPECIAL WARRANTY DEED

0020145570

CITY OF CHICAGO *
REAL ESTATE TRANSACTION TAX *

REVENUE JAN28702 92 1. 00 *

PR 11193 *

7940313/ 21097466

The above space reserved for Recorder's use only.

THIS INDENTURE, made, October 5, 2001 between 1740 NORTH MAPLEWOOD, L.L.C., an Illinois Limited Liability Company, located at 4252 N. Cicero, Chicago, IL 60618, duly authorized to transact business in the State of Illinois, party of the first part, and William James O' Connor and Kathryn Anne Sharp, as Joint Tenants with rights of survivorship, and not as Tenants in Common,555 W. Madison Tower 41 Apt. 4311, Chicago, IL, 60661, party of the second part, WITNESSETH, that the party of the tirst part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

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, 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, his/her/their 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, his/her/their 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 those exceptions listed on Exhibit A attached hereto.

BOX 333-CTT

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused the seal of its authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

1740 NORTH MAPLE WOOD, L.L.C., an Illinois Limited Liability Company,
By: Name: David Dubin Cook County
Title: Authorized Signatory REAL ESTATE TRANSACTION TAX
STATE OF ILLINOIS) STATE OF ILLINOIS) 28. CO
COUNTY OF COOK) SS
I, Carol J. Tux man a Notary Public in and for the said County, in the State
aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the
Authorized Signatory of 1740 NORTH MAPLEWOOD, L.L.C., an Illinois Limited Liability
Company and 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 as such
Authorized Cientens In signal and 1.12 114 211
the Managers of 1740 NORTH MAPLEWOOD, L.I.C., an Illinois Limited Liability Company as
his free and voluntary act, and the free and voluntary act, and deed of said corporation, for the
uses and purposes therein set forth.
Given under my hand and official seal, Ochober 5 2001
() 177
NOTARY OFFICIAL LEAL"
Notary Public, State of Illinois CAROL J. TAXALIN
My Commission Expires:
This instrument was prepared by: Carol J. Taxman, Ltd., 8833 Gross Point Rd., Suite 205, Skokie, IL of 277
MAIL TO: Mark Chavin, Bollman + Lesser, 582 N. Oak wood, Suite 10 Lake Forest, 11. 40045
SEND SUBSEQUENT TAX BILLS TO: William James O' Connor and Kathryn Anne Sharp, 1740-48
N. Maplewood Ave.
* CITY OF CHICAGO *
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REAL ESTATE TRANSFER TAX
RB.10666 JAN29'02 DEPT. OF 2 5 6. 0 0 = * - FB.11/63

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EXHIBIT A
Unit 204

real estate:

in Buck City Lofts Condominium as depicted on the Survey of the following described

CERTAIN LOTS IN BLOCK 6 IN J.W. HATIBLETON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERITIAN WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010923251, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Lay 3 and all other townhouse documents and all amendments and exhibits thereto; (g) applicable zoning and building 12ws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/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, afor send, and the party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Peclaration 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 were recited and stipulated at length herein.

Common Address:

1740-48 N. Maplewood Ave.

Chicago, Illinois 60647

Permanent Index Numbers:

13-36-421-001-0000

13-36-421-021-0000

13-36-421-022-0000