

SPECIAL WARRANTY DEED

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:

C. D.

Brian Robinson and Christa DeMarah, as grantee, to have and to hold not as tenants in common but as joint tenants with all rights of survivorship,

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 .

SUBJECT TO: (i) ~~non delinquent~~ ^{not due and payable at closing} 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.

1 of 3
AC972 2441

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MS

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Permanent Real Estate Index Number(s): 13-13-304-029 (Original Parcel)
Address(es) of Real Estate: 4310 North Richmond Street, Unit 3, Chicago, Illinois 60618

20137056

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

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

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

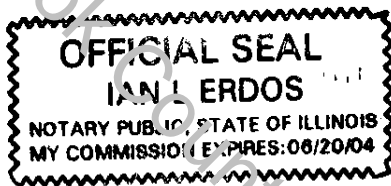
State of Illinois)
) SS
County of Cook)

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 13th day of December, 2001.

Commission expires 6-20 2004

Ian L. Erdos
Notary Public



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

After recording please MAIL TO:
Brian Robinson & Christa DeMarah
2224 W. Irving Park
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:
Brian Robinson & Christa DeMarah
4310 N. Richmond Street Unit #3
Chicago, Illinois 60618



City of Chicago
Dept. of Revenue
269998
01/29/2002 08:07 Batch 02275 2

Real Estate
Transfer Stamp
\$2,062.50

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SEARCHED

INDEXED

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20137056

FIRST AMERICAN TITLE INSURANCE COMPANY
30 North La Salle, Suite 300, Chicago, IL 60602

20137056

ALTA Commitment
Schedule C

File No.: AC9722441

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 3 IN 4310 NORTH RICHMOND CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN ROSE PARK SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 10, 2001 AS DOCUMENT 0011166244, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.

PARCEL 2:

THE EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P3 AND ASSIGNED LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.



026531



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

APR-2'01 DEPT. OF REVENUE 275.00

PB.10842

010870

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PROPERTY

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