

**SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)**



0020139011

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CT7962024 ZMK WP

Above Space for Recorder's use only

THIS AGREEMENT, made this 10th day of October, 2001, between

The Boatyard-Chicago, L.L.C., a ~~corporation~~ <sup>company</sup> created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Maria E. Leone

408 E North Water St Chicago, IL 60611 (Name and Address of Grantee)

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)--- Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Managers of said ~~corporation~~ <sup>company</sup>, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to it's heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

(see legal description attached hereto)

Together with all and singular the hereditaments and appurtenances thereto 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, it's 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, it's 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 incumbered 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:

Permanent Real Estate Number(s): see attached (also covers other property)

Address(es) of real estate: 3243 Talman Avenue, Chicago, Illinois 60618

IN WITNESS WHEREOF, said party of the first part has caused its ~~corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its~~ President, and attested by its ~~Secretary~~ Secretary, the day and year first above written. Sr. Investment Mgr.

THE BOATYARD-CHICAGO, L.L.C.  
By: Hearthstone Advisors, Inc., its Manager  
(Name of Corporation)

By Cindy Gilmore  
Cindy Gilmore, Sr. Investment Mgr. ~~President~~

Attest: \_\_\_\_\_

Burnside Construction Management Company Secretary

This instrument was prepared by Irene Smetana, 2400 Wisconsin Avenue, Downers Grove, IL 60515-4019  
(Name and Address)

**BOX 333-CTI**

UNOFFICIAL COPY

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

RICHARD COOKIER  
(Name)  
135 S. LA SALLE, #3950  
(Address)  
CHICAGO, IL 60603  
(City, State and Zip)

Maria E. Leone  
(Name)  
408-C E. NORTH WATER STREET  
(Address)  
Chicago, Illinois 60611  
(City, State and Zip)

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

STATE OF Illinois

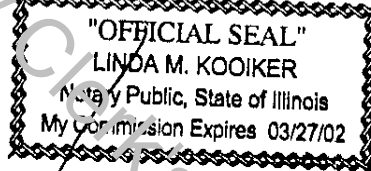
COUNTY OF DuPage } ss.

I, \_\_\_\_\_ the undersigned, \_\_\_\_\_ a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Cindy Gilmore Sr. Investment Mgr. personally known to me to be the President of Hearthstone Advisors, Inc. manager for a company corporation and The Boatyard-Chicago, L.L.C., personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Sr. Investment Mgr. President and Secretary signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto pursuant to authority, given by the Board of Managers of said corporation as their free and voluntary act, and as 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, this 10th day of October, 2001

Notary Public

Commission expires



STATE TAX

STATE OF ILLINOIS



JAN. 30. 02

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 8000022059

REAL ESTATE TRANSFER TAX
00466.00
FP 102808

Box \_\_\_\_\_

SPECIAL WARRANTY DEED

Corporation to Individual

COOK COUNTY REAL ESTATE TRANSACTION TAX



JAN. 30. 02

REVENUE STAMP

TO \_\_\_\_\_ PARTY

# 008822119

REAL ESTATE TRANSFER TAX
00233.00
FP 102802

CITY OF CHICAGO



JAN. 30. 02

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

# 0000011892

REAL ESTATE TRANSFER TAX
03495.00
FP 102805

MAIL TO:

GEORGE E. COLE® LEGAL FORMS

20139011

# UNOFFICIAL COPY

## Legal Description Attachment

### Parcel 1:

The North 21.53 feet (as measured at right angles) of Lot 10, in the Boatyard at Belmont and the River, being a Subdivision of part of the Southeast Quarter of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian according to the plat thereof recorded December 22, 1998 as document number 08163174, in Cook County, Illinois.

### Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 over and across all walkways, private roads and driveways located on the Community Area as contained in Community Declaration for Belmont River Club recorded March 1, 2000 as document 00148623, in Cook County, Illinois.

### Parcel 3:

Easement for ingress and egress for the benefit of Parcel 1 over and across the driveways and walkways located on the Townhome Common Area as contained in Declaration for Belmont River Club Townhomes recorded March 1, 2000 as document 00148624, in Cook County, Illinois.

Subject to 2000 taxes and subsequent years; also subject to restrictions, conditions, easements of record, and building lines, if any.

Commonly known as: 3243 Talman Avenue, Chicago, Illinois 60618

PIN Number(s): 13-24-404-025-0000 (Also covers other property)

20139011