

SPECIAL WARRANTY DEED

DECEMBER

THIS AGREEMENT, made this 21 day of November, 2001 between CITILIFE 5041 SOUTH DORCHESTER, LLC, an Illinois limited liability company, as GRANTOR, a company 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, and JACQUELINE L. ARCHER, as GRANTEE, WITNESSETH, that GRANTOR, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, and pursuant to authority of the said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE, and to their heirs and assigns, FOREVER all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

617 428781 1/2 MJ

SEE EXHIBIT A ATTACHED HERETO.

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainors 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 GRANTEE, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE, its successors 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 ONLY TO (a) covenants, conditions, and restrictions of record; (b) rights, easements, covenants, restrictions and reservations contained in the Declaration of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein; (c) private, public, and utility easements, including any easements which may hereafter be executed by Seller and any easements which may be established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (j) general taxes for the year 2000 and subsequent years; (k) installments due after the date hereof of assessments established pursuant to the Declaration of Condominium; and (l) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.

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.

No Tenant had a right of first refusal to purchase this property.

Permanent Real Estate Index Number: 20-11-213-013

Address of Real Estate: 5041 South Dorchester, Unit PH, Chicago, Illinois



THE ABOVE SPACE FOR RECORDER'S USE ONLY

3  
CE

**UNOFFICIAL COPY**  
20239455

In Witness Whereof, said GRANTOR has caused its name to be signed by its authorized officer the day and year first above written.

Citilife 5041 South Dorchester, LLC,  
an Illinois limited liability company:

By: [Signature]  
F. Scott Winslow, manager

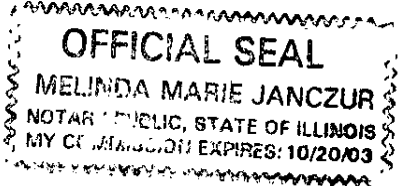
FP 103014
0059050
REAL ESTATE TRANSFER TAX

# 0000000435  
STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
REAL ESTATE TRANSFER TAX  
FEB. 28.02

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that F. Scott Winslow, Manager of Citilife 5041 South Dorchester, LLC, an Illinois 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, sealed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act and deed of the corporation and limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 21 day of Dec, 2001.



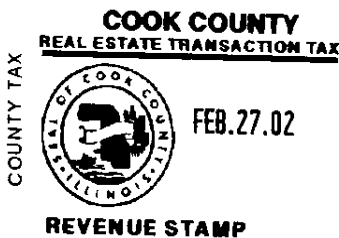
[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

SEAL

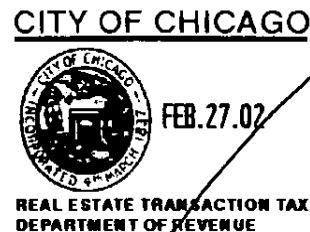
This instrument was prepared by: Lisa M. Spelhaug, Esq., Much Shelist Freed et al.  
200 North LaSalle Street, Suite 2100, Chicago Illinois 60601-1095

Mail recorded document to: FRANCIS D. ZEMAN, JR  
9933 N. LAWLER STE. 533  
Send subsequent tax bills to: SKOKIE, ILL 60077

JACQUELINE ARCHER  
5041 S. DORCHESTER  
UNIT PH  
CHICAGO, ILL 60615



REAL ESTATE TRANSFER TAX
0029525
FP 103017



REAL ESTATE TRANSFER TAX
0442875
FP 103018

# UNOFFICIAL COPY

20239455

## LEGAL DESCRIPTION RIDER

UNIT PH TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MADISON TREETOPS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010950396 EAST ½ OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT, OR THE TENANT DID NOT HAVE AN OPTION TO PURCHASE THE UNIT

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 RECITING AND STIPULATED AT LENGTH HEREIN.

Cook County Clerk's Office