

4289206

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2194/0203 54 001 Page 1 of 3
2002-03-01 10:44:12
Cook County Recorder 25.50

SPECIAL WARRANTY DEED

THE GRANTOR, WOLCOTT DEVELOPMENT, LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to **Ivan Schiff, a single man, GRANTEE**, the following described Real Estate situated in the County of Cook in the Sate of Illinois, to

wit:

MIT 4289206



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LEGAL DESCRIPTION: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

SUBJECT TO: (i) non-delinquent 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 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 any time 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 residence.

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 Were Recited and Stipulated at Length Herein.

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EXHIBIT A

Legal Description of Parcel:

PARCEL 1:

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 908 NORTH WOLCOTT AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010785493, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:


EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 908 NORTH WOLCOTT AVENUE, CHICAGO, IL.

PERMANENT INDEX NUMBER: 17-06-422-044

CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



FEB. 28. 02


CITY OF CHICAGO

0000000273

FP 103018	02017.50	REAL ESTATE TRANSFER TAX
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STATE TAX

STATE OF ILLINOIS



FEB. 28. 02


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000457

00269.00	REAL ESTATE TRANSFER TAX
FP 103014	

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB. 28. 02

REVENUE STAMP

0000000175

00134.50	REAL ESTATE TRANSFER TAX
FP 103017	