

UNOFFICIAL COPY

0020305300

2529/0123 96 001 Page 1 of 3

2002-03-18 12:41:13

Cook County Recorder

25.50



0020305300

**SPECIAL  
WARRANTY  
DEED**

Property of Cook County, Ill.

*The above space reserved for Recorder's use only.*

**THIS INDENTURE**, made this 27 day of February 2002, between **TWG JARVIS, LLC**, Grantee, and **BANKERS TRUST, AS TRUSTEE BY ASSIGNMENT**, created and existing under and by virtue of the laws of the state of Ill and duly authorized to transact business in the State of Illinois, Grantor, **WITNESSETH**, that the Grantor, 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 Grantee, the receipt whereof is hereby acknowledged, by these presents docs **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, and to 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 therunto belonging, or in anyway 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he 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, he **WILL WARRANT AND DEFEND**, subject to those exceptions listed on **Exhibit A** attached hereto.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its Vice President, and attested by its Assistant Secretary, this 27 day and of February, 2002.

**BANKERS TRUST AS TRUSTEE BY ASSIGNMENT**

IMPRESS  
CORPORATE SEAL  
HERE

M. YOUNIS  
Vice President

City of Chicago  
Dept. of Revenue  
272984



Real Estate  
Transfer Stamp  
\$360.00

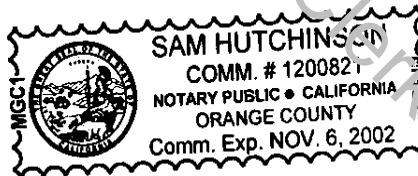
Attest: \_\_\_\_\_  
Asst. Secretary

03/15/2002 15:07 Batch 03572 51

State of CA, County of Orange. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that M. YOUNIS personally known to me to be the Vice President of the corporation and personally known to me to be the Assistant 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 Vice President and Assistant Secretary they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as their 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 27 day of February, 2002.

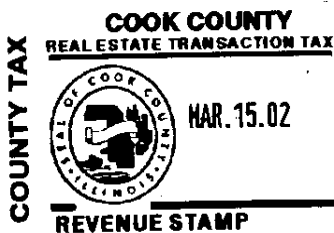
Commission expires 11-6-02  
[Signature]  
Notary Public



This instrument was prepared by Bruce K. Shapiro, 555 Skokie Blvd, Suite 595, Northbrook, Illinois 60062.

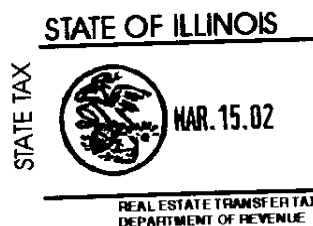
Mail to :  
Victor F. Michel, Esq.  
2835 North Sheffield, Suite 212  
Chicago, IL 60657

Mail Subsequent Tax Bills To:  
TWG JARVIS, LLC  
1600 West Jarvis Avenue, Unit #2A  
Chicago, IL 60626



# 0000074261

REAL ESTATE TRANSFER TAX
0002400
FP326670



# 000037669

REAL ESTATE TRANSFER TAX
0004800
FP326669

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

UNIT 2A IN THE 1600 WEST JARVIS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 20 IN BLOCK 2 IN F.H. DOLAND'S SUBDIVISION OF THE EAST 414.5 FEET OF SECTION 30 TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE WEST 175 FEET OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN SOUTH OF THE CHICAGO EVANSTON AND LAKE SUPERIOR RAILROAD AND THE INDIAN BOUNDARY LINE, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99230177, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS. TOGETHER WITH ALL RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION.

IN COOK COUNTY, ILLINOIS

Subject to: General real estate taxes not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property

Permanent Real Estate Index Number(s): 11-30-414-028-1004

Address of Real Estate: 1600 WEST JAVIS AVENUE, UNIT #2A, CHICAGO, IL 60626