

UNOFFICIAL COPY

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2002-04-17 11:48:42
Cook County Recorder 25.00

SPECIAL WARRANTY DEED
(ILLINOIS)



Dec 1 of 1
CST BR5226501 CSim

THIS INDENTURE, made this 1st day of April, 2001, between Lister Avenue, L.L.C., an Illinois limited liability company, party of the first part, and Ryan M. Rosenthal, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heir(s) and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

3
CE

See Exhibit "A" attached hereto

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in 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 the party of the second part, not as joint tenants or as tenants in common, but as tenants by the entirety, his 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, 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 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 to:

- (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreements, if any; (vi) encroachments (provided such do not materially adversely affect the intended use of the described premises); (vii) the Declaration of Lister Gardens Townhomes Owners Association (the "Declaration") as amended from time to time; (viii) public and utility easements of record; (ix) private easements of record (provided such do not materially adversely affect the intended use of the described premises); (x) installments due after the date hereof for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by grantee.

PIN: 14-31-204-003 (underlying)
14-31-204-004 (underlying)
14-31-204-005 (underlying)

BOX 333-C77

UNOFFICIAL COPY

14-31-204-006 (underlying)
14-31-204-007 (underlying)

ADDRESS OF PREMISES: 2335 North Lister Avenue, Unit A, Chicago, IL 60614

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its managing member, the day and year first above written.

CITY TAX
CITY OF CHICAGO



APR. 15.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000013321

REAL ESTATE TRANSFER TAX
0293625
FP 102805

Lister Avenue, L.L.C.,
an Illinois limited liability company

By: Largo Development, Ltd., managing member

By: Larry Gould its 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 Larry Gould, president of Largo Development, Ltd, managing member of Lister Avenue, L.L.C. an Illinois limited liability company, personally known to me to be the person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged as such president, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

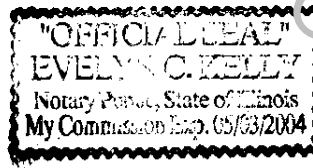
GIVEN under my hand and official seal, this 15 day of April, 2001

Notary Public

INSTRUMENT PREPARED BY:

Harlan D. Kahn, Esq.
Bronson & Kahn
300 West Washington, 14th Floor
Chicago, IL 60606

20440070



MAIL RECORDED DEED TO:

Paul J. Fina
Attorney at Law
940 West Adams, Suite 300
Chicago, IL 60607

SEND SUBSEQUENT TAX BILLS TO:

Ryan M. Rosenthal
2335 North Lister Avenue, Unit A
Chicago, IL 60614

STATE TAX
STATE OF ILLINOIS



APR. 12.02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000026415

REAL ESTATE TRANSFER TAX
0039150
FP 102808

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 12.02

REVENUE STAMP

0000026490

REAL ESTATE TRANSFER TAX
0019575
FP 102802

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EXHIBIT "A"

2335 A NORTH LISTER AVENUE, CHICAGO, IL 60614

PARCEL 1:

THE SOUTHWEST 31.32 FEET OF THE NORTHWEST 52.50 FEET OF THE FOLLOWING DESCRIBED PARCEL, SAID PARCEL DESCRIBED AS: LOTS 28, 29, 30, 31 AND 32, TAKEN AS A TRACT, IN BLOCK 6, IN FULLERTON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF LISTER GARDENS TOWNHOMES OWNERS ASSOCIATION RECORDED JUNE 27, 2001 AS DOCUMENT NUMBER 0010566217 AND BY DECLARATION RECORDED JUNE 13, 2000 AS DOCUMENT NUMBER 00434240

14-31-201-003-0000
14-31-204-004-0000
14-31-204-005-0000
14-31-204-006-0000
14-31-204-007-0000

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