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GEORGE COLE  
LEGAL S

No. 803  
November 1994

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0020450991

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 18<sup>th</sup> day of JANUARY,  
20 02, between MORNINGSTAR DEVELOPMENT CORPORATION

a corporation 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 LISA COOK And KETH COOK, as Joint Tenants  
P.O. BOX 377844, CHICAGO, IL 60637

(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 00/100-----(\$10.00) Dollars and other good & 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 Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her 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:

Above Space for Recorder's Use Only

SEE LEGAL ATTACHED TO AND MADE PART OF

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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, right, title, interest, claim or demand whatsoever, of the party of the first part, 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 the party of the second part, her 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, her 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): 20-10-232-014 affects underlying land

Address(es) of real estate: 642 E. 51ST STREET #1E, CHICAGO, IL 60615

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

MORNINGSTAR DEVELOPMENT CORPORATION

(Name of Corporation)

By

President

Attest:

Secretary

This instrument was prepared by WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714

(Name and Address)

BOX 333-CTI

UNOFFICIAL COPY

Thomas M. Par...  
(Name)

SEND SUBSEQUENT TAX BILLS TO:

LISA COOK  
(Name)

MAIL TO:

55 W. Monroe #3950  
(Address)

602 E 51st Street #1E  
(Address)

Chicago IL 60603  
(City, State and Zip)

Chicago IL 60615  
(City, State and Zip)

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

STATE OF ILLINOIS

COUNTY OF COOK } ss.

I, the undersigned a Notary Public

in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL STERN

personally known to me to be the President of MORNINGSTAR DEVELOPMENT CORPORATION

an Illinois corporation, and \_\_\_\_\_, 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 \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they 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 DIRECTORS of said corporation as their free and voluntary

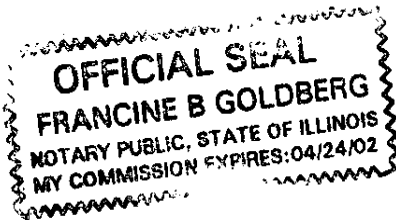
act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of JANUARY 2002.

Francine B. Goldberg  
Notary Public

Commission expires \_\_\_\_\_

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SPECIAL WARRANTY DEED

Corporation to Individual

REAL ESTATE TRANSFER TAX	0016300	FP 102808
# 0000026828		

REAL ESTATE TRANSFER TAX	0008150	FP 102802
# 0000026907		

REAL ESTATE TRANSFER TAX	0122250	FP 102805
# 0000013463		

STATE OF ILLINOIS



APR. 19.02

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COOK COUNTY



APR. 19.02

REVENUE STAMP

ADDRESS OF PROPERTY:

CITY OF CHICAGO



APR. 19.02

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

MAIL TO: THOMAS M. PAR...  
55 W. MONROE  
SUITE 3950  
CHICAGO, IL 60603

GEORGE E. COLE  
LEGAL FORMS

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PARCEL 1:

UNIT 1E IN THE WASHINGTON PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 13 IN WENTWORTH SUBDIVISION OF LOTS 17 AND 18 IN LAVINA AND CO'S SUBDIVISION OF GARDEN AND COTTAGE LOTS OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;  
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 10450517, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 10450517.

PIN#: 20-10-232-014 affects underlying land as well

COMMONLY KNOWN AS: 642 E. 51ST STREET #1E, CHICAGO, IL 60615

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THE TENANT OF UNIT 1E HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, 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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