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2002-05-01 15:29:26

2002-05-01 15:29:26

Cook County Recorder 27.50



0020498530

SPECIAL WARRANTY DEED  
Statutory (ILLINOIS)

THE GRANTOR,

L. L.L.C., an Illinois limited liability company, created in 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 for the consideration of Ten and 00/100ths (\$10.00) DOLLARS, and for good and other valuable consideration in hand paid, CONVEYS and WARRANTS to

~~REDACTED~~  
BENJAMIN J. GLAZER

1323 Woodland Drive  
Deerfield, Illinois 60015

~~not as Tenant in Common with [REDACTED]~~

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject only to: SEE EXHIBIT "A" ATTACHED HERETO.

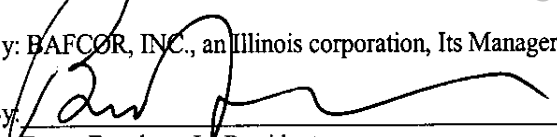
Property Address: 2342 W. BLOOMINGDALE AVENUE, UNITS 205 P-13 AND G-29, CHICAGO, ILLINOIS.

Permanent Index Number: 14-31-310-046, 14-31-310-047, 14-31-310-048, 14-31-310-049, 14-31-310-050, 14-31-310-051, 14-31-310-052, 14-31-310-053

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager on this 29th day of April, 2002.

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


By: BAFCOR, INC., an Illinois corporation, Its Manager

By:   
Bruce Fogelson, Its President

|                          |         |          |
|--------------------------|---------|----------|
| REAL ESTATE TRANSFER TAX | 0033200 | FP326703 |
|--------------------------|---------|----------|


# 0000004139

STATE OF ILLINOIS  
MAY - 1.02  
STATE TAX




REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

CITY TAX  
CITY OF CHICAGO  
MAY - 1.02  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE



|                          |          |
|--------------------------|----------|
| REAL ESTATE TRANSFER TAX | 0249000  |
| # 0000003814             | FP326675 |

COUNTY TAX  
COOK COUNTY  
MAY - 1.02  
REVENUE STAMP



|                          |          |
|--------------------------|----------|
| REAL ESTATE TRANSFER TAX | 0016600  |
| # 0000001999             | FP326657 |

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State of Illinois )  
                          ) SS  
County of Cook ).

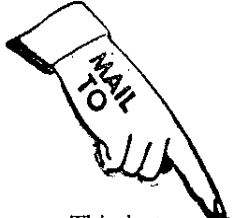
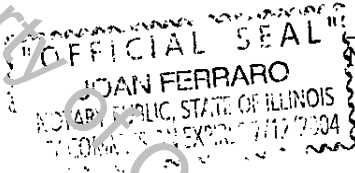
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Bruce Fogelson, personally known to me to be the President of BAFCOR, INC., an Illinois corporation, the Manager of L. L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as such President of BAFCOR, INC., an Illinois corporation pursuant to authority, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

(SEAL)

GIVEN under my hand and official seal on April 29, 2002.

*Joan Ferraro*

Notary Public



This instrument was prepared by: Joan M. Ferraro, c/o Ferraro & Rosemeyer, Ltd., 1616 North Damen Avenue, Suite 100, Chicago, Illinois 60647.

MAIL TO:  
Frank Jaffe,  
Jaffe & Berlin LLC  
111 W. Washington St., Ste. 1401  
Chicago, Illinois 60602

SENT SUBSEQUENT TAX BILLS TO:

Benjamin J. Galzer  
2342 W. Bloomingdale Ave #206  
Chicago IL 60647

Property of Cook County Clerk's Office

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNITS 206, P-13 AND G-29 IN BUCKTOWN VIEW CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE.

THE EAST 192 FEET OF THE WEST 292 FEET OF THE FOLLOWING DESCRIBED TRACT: LOTS 34 TO 43, BOTH INCLUSIVE, IN BLOCK 14 IN PIERCE'S ADDITION TO HOLSTEIN IN THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; ALSO, LOTS 1 TO 16, INCLUSIVE AND LOT 17 (EXCEPT THAT PART WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31) IN THE SUBDIVISION OF LOTS 20 TO 34 INCLUSIVE, EXCEPT THE EAST 17.12 FEET OF LOT 34 IN BLOCK 14 IN PIERCE'S ADDITION TO HOLSTEIN, BEING IN THE NORTH ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED 12/20/2001 AS DOCUMENT NUMBER 0011214250 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 THE 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.

SUBJECT ONLY TO: GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SPECIAL TAXES AND ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED (NONE ARE ANTICIPATED); APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES FOR WHICH NO REPRESENTATION IS MADE AND NONE RELIED UPON; COVENANTS, CONDITIONS, RESTRICTIONS AND BUILDING LINES OF RECORD;

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PARTY WALL RIGHTS AND AGREEMENTS, AND ENCROACHMENTS, IF ANY ( AND PARTICULARLY OF THE CONDOMINIUM ITSELF); THE RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AND RESERVATIONS BY THE CONDOMINIUM ASSOCIATION AND SELLER/DEVELOPER TO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS; PUBLIC, PRIVATE AND UTILITY EASEMENTS OF RECORD; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT OF ILLINOIS; INSTALLMENTS DUE AT OR AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; ACTS DONE OR SUFFERED BY PURCHASER; SUCH OTHER MATTERS OF RECORD WHICH PURCHASER REASONABLY ACCEPTS OR TO WHICH THE TITLE INSURER COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE AND TERMS, LIMITATIONS AND CONDITIONS OF SELLER'S WARRANTEE(S).

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