

UNOFFICIAL COPY

GEORGE E. COLE FORM NO. 801
LEGAL FORMS
February, 1985

0020438123

3193/0130 33 001 Page 1 of 5
2002-04-17 12:10:57
Cook County Recorder 29.50



0020438123

SPECIAL WARRANTY DEED Statutory (ILLINOIS)

CAUTION: under this form, Neither the publisher nor the Grantor of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

[Handwritten signature]

THIS indenture made this 1st day of April, 2002 between M.G. INTERNATIONAL, LLC an Illinois limited liability company ("Grantor"), party of the first part, and LUCILLE E. RANGE, ("Grantee"), party of the second part, of Chicago, Illinois.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Manager of said Grantor by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to her heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A" 5a

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 Grantor, 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 Grantee, her heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same only by through or under it, subject to:

SEE ATTACHED EXHIBIT "B"

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 Ownership and of Easements, Restrictions, Covenants and By-Laws ("Declaration"), 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 Special Warranty 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.

Permanent Real Estate Index Number(s): 14-16-303-025 (affects property in question and other property)
Address(es) of Real Estate: 4180 North Marine Drive, Unit 1411 and Parking Unit P-15, Chicago, Illinois, 60613

AS-IS, WHERE-IS SALE OF THE PROPERTY. Grantor and Grantee hereby understand, acknowledge and agree that Grantee, as an existing tenant on the property, is fully aware of, understands and acknowledges the physical condition of the Property and has received, reviewed and understands any and all terms and conditions as contained in the property report delivered by Grantor to Grantee pursuant to applicable law. Thus, Grantee and Grantor hereby understand,

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY 0020438123

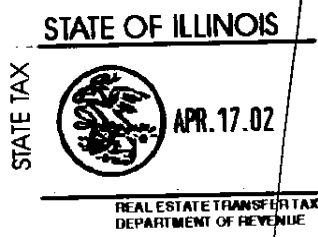
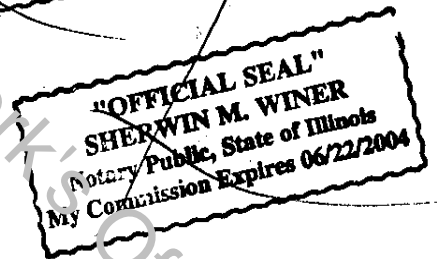
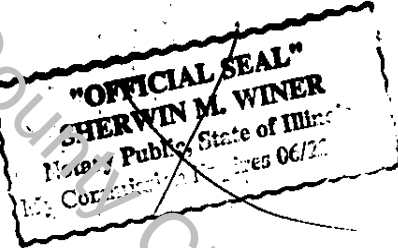
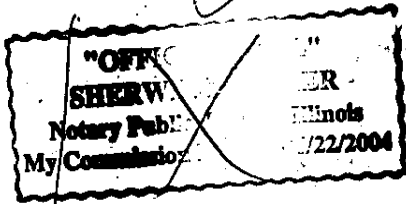
acknowledge and agree that Grantor and its representatives and/or agents have not made and are not now making, and they specifically disclaim (except for the Special Warranty contained in this Deed), all warranties, representations or guaranties of any kind or character, expressed or implied, oral or written, past, present or future, with respect to the Property and the size, location, age, use, design, quality, description, suitability, structural integrity, operation or physical condition of the Property, or any portion thereof, and the presence of hazardous materials in or on, under or in the vicinity of the Property, and the merchantability of the Property or fitness of the Property for any particular purpose, and that Grantor makes no warranty, either express or implied, that the Property is fit for any particular purpose. Grantee understands, acknowledges and agrees that Grantee has not relied upon and will not rely upon, either directly or indirectly, any representation or warranty of Grantor or its representatives or any of their respective agents and acknowledges that no such representations have been made, and Grantee will conduct such inspections and investigations of the Property as Grantee deems necessary, including, but not limited to the physical and environmental conditions thereof, and shall rely upon same. Grantee shall assume the risk that adverse matters, including but not limited to adverse physical and environmental conditions which may not have been revealed by Grantee's inspections and investigations. Grantee acknowledges and agrees that Grantor shall sell and convey to Grantee, and Grantee shall accept the Property "as-is, where-is", with all faults. Grantee further acknowledges and agrees that there are no oral agreements, warranties or representations, collateral to or affecting the Property by Grantor, any agent of Grantor or any third party.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this

1 day of April, 2002.

M.G. INTERNATIONAL, LLC, an Illinois limited liability company

By: 
 Name: Hasan Merchant
 Its: Manager

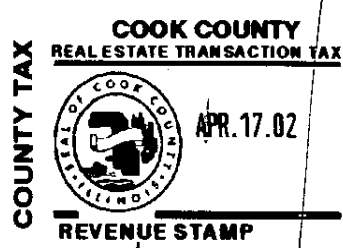


# 0000038607	REAL ESTATE TRANSFER TAX
	0018800
	FP326669

City of Chicago
 Dept. of Revenue
 275401
 04/17/2002 10:48



Real Estate Transfer Stamp
 \$1,410.00
 Batch 06529 9



# 0000076318	REAL ESTATE TRANSFER TAX
	0009400
	FP326670

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
JAN 10 2008

COOK COUNTY CLERK'S OFFICE
JAN 10 2008

UNOFFICIAL COPY

0020438123

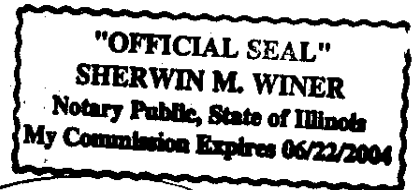
State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Hasan Merchant, personally known to me to be the Manager of **M.G. INTERNATIONAL, LLC**, appeared, before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority, given by the Operating Agreement and Resolution of said limited liability company, as his free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal, this 1 day of April, 2002.

Commission expires _____



[Signature]
NOTARY PUBLIC.

This instrument was prepared by:

WINER AND WINER
SHERWIN M. WINER
205 West Randolph, Suite 1210
Chicago, Illinois 60606



MAIL TO:

LUCILLE E. RANGE
(Name)

4180 NORTH MARINE DRIVE, UNIT 1411
(Address)

CHICAGO, ILLINOIS 60613
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

LUCILLE E. RANGE
(Name)

4180 NORTH MARINE DRIVE, UNIT 1411
(Address)

CHICAGO, ILLINOIS 60613
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

0000000000

"OFFICIAL COPY"
SHERWIN M. WELLS
Notary Public, State of Illinois
My Commission Expires 08/22/2004

Property of Cook County Clerk's Office

UNOFFICIAL COPY

0020438123

Exhibit A

LEGAL DESCRIPTION

UNIT 1411 AND P15 IN THE POLO TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 25 FEET OF LOT 3, ALL OF LOTS 4, 5, AND 6 AND LOT "A" (EXCEPT THE WEST 125 FEET) IN COUNTY CLERK'S DIVISION OF LOTS 12 AND 13 AND LOT 25 (EXCEPT THE WEST 550 FEET THEREOF) TOGETHER WITH ACCRETIONS THERETO IN SIMMONS AND GORDON'S ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0011054423, TOGETHER WITH AN 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, 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."

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "B"

SUBJECT TO:

0020438123

Real Estate taxes not yet due and payable.

Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.

Applicable zoning and building laws or ordinances.

The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws For The Polo Tower Condominiums, including any and all amendments and exhibits thereto.

Provisions of the Illinois Condominium Property Act.

Easements, covenants, conditions, agreements, building lines and restrictions of record.

Leases and licenses affecting the common elements (as defined in the Declaration).

Acts done or suffered by Grantee, or anyone claiming by, through or under Grantee.

Schedule B exceptions listed in Mercury Title Company Commitment Number 2038505.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

2013/01/05

Property of Cook County Clerk's Office