

UNOFFICIAL COPY

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796/0041 55 001 Page 1 of 3  
2002-05-22 09:25:03  
Cook County Recorder 25.00

SPECIAL WARRANTY DEED  
(ILLINOIS)



BR5226520 CTIC JBS 1872 nca/s

THIS INDENTURE, made this 10<sup>th</sup> day of May, 2002, between 888 SOUTH MICHIGAN, LLC, an Illinois limited liability company, party of the first part, and Harvey M. Choldin and Marianna T Choldin, husband and wife, as Tenants by the Entirety, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00THS DOLLARS (\$10.00) 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 their heir(s) and assign(s), 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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

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, husband and wife, as joint tenants and not as tenants as common their heir(s) and assign(s), 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:

subject only 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 including but not limited to the Declaration of Covenants, Conditions, Restrictions, and Easements; (v) party wall rights and agreements, if any; (vi) encroachments (provided such do not materially adversely affect the intended use of the premises); (vii) the Declaration of Condominium Ownership and By-Laws of 888 South Michigan Condominium ("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 premises); (x) limitations and conditions imposed by the Illinois Condominium Property Act; (xi) installments due after the date hereof for assessments levied pursuant to the

BOX 333-CTI



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EXHIBIT "A"

PARCEL 1:

Unit 403 in the 888 South Michigan Condominium as delineated on a survey of the following described real estate:

Part of Lot 9 in Block 17 in Fractional Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration recorded as Document 0020540581; and amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

Easement for ingress and egress, use, support and enjoyment for the benefit of Parcel 1 aforesaid as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements dated May 10, 2002 and recorded as Document 0020540580.


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.

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

STATE TAX

STATE OF ILLINOIS



MAY.20.02


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000028949

REAL ESTATE TRANSFER TAX
00396.00
FP 102808

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAY.20.02


REVENUE STAMP

# 0000029040

REAL ESTATE TRANSFER TAX
00198.00
FP 102802

CITY TAX

CITY OF CHICAGO



MAY.20.02

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000014469

REAL ESTATE TRANSFER TAX
02970.00
FP 102805

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