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0020532250

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2002-05-09 12:26:02
Cook County Recorder 25.00

This Instrument was prepared by:
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Two Northfield Plaza, Suite 340
Northfield, Illinois 60093

After Recording, Forward to:
Edward J. Flynn, Esq.
Two Mid America Plaza, Suite 800
Oakbrook Terrace, Illinois 60181

Send Future Tax Bills to:
Gloria A. Price
3934-38 N. Monticello, Unit 1S
Chicago, Illinois 60641



0020532250

SPECIAL WARRANTY DEED

THE GRANTOR, MONTICELLO PLACE, LLC, of 3829 North Tripp, Chicago, Illinois 60641, 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, for the consideration of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS unto GLORIA A. PRICE, a single woman, of 1630 West Farragut, Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

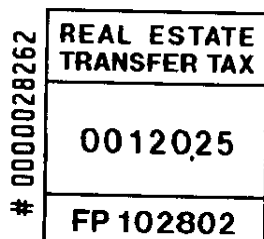
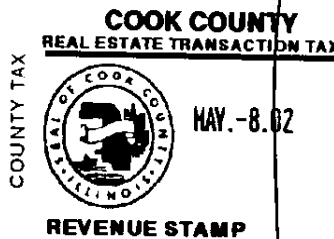
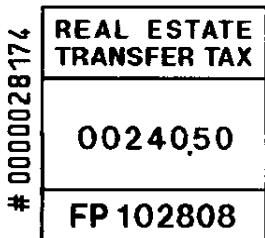
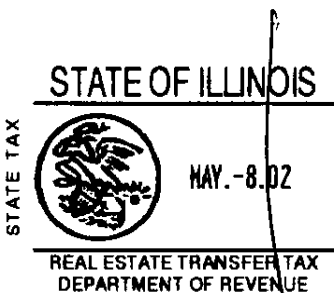
LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF
PINs: 13-23-105-015
ADDRESS OF PROPERTY: Unit 1S, Monticello Place Condominiums, 3934-38 North Monticello, Chicago, Illinois 60641

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for Monticello Place Condominium Association made the 20th day of June, 2001, and recorded on July 10, 2001, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0001060433 (the "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 real estate described therein.

SUBJECT TO: (i) current non-delinquent real estate taxes and taxes for subsequent years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable as of the date hereof; (iii) the Illinois Condominium Property Act and the City of Chicago Condominium Ordinance, including all amendments thereto; (iv) the Declaration, including all amendments and exhibits attached thereto; (v) public, private and utility easements recorded at any time prior to the recording hereof including any easements established by or implied from the Declaration or amendments thereto; (vi) covenants, conditions, agreements, building lines and restrictions of record; (vii) applicable building and zoning laws, statutes, ordinances and restrictions; (viii) road and highways, if any; (ix) leases and licenses affecting Common Areas (as defined in the Declaration); (x) matters over which the Title Company (as defined in the Purchase Agreement pursuant to which this Deed is provided) is willing to insure; (xi) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and (xii) Grantee's mortgage.

ST 5035462/22038922 SK/mw 1 of 3

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BOX 333-CTI

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 30th day of April, 2002.

MONTICELLO PLACE LLC,, an Illinois limited liability company

By: [Signature]
Its: Managing Member

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)


The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Daverille Sher, the Managing Member of Monticello Place LLC., a Illinois limited liability company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Managing Member, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal April 30, 2002.

Myrna R. Tyson
NOTARY PUBLIC

Commission Expires: 11/02/05



CITY TAX
CITY OF CHICAGO

MAY - 8.02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000014065
REAL ESTATE TRANSFER TAX
0180375
FP 102805

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1409 ST5035462 NWA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT 1 SOUTH, IN MONTICELLO PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH HALF OF LOT 40 AND ALL OF LOTS 41 AND 42 IN BLOCK 3 IN MASON'S SUBDIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER (EXCEPT RAIL ROAD) OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 10604933, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P-3 (Handwritten initials)

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY RECORDED AS DOCUMENT 0010604933

Property of Cook County Clerk's Office