

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(ILLINOIS)

0020687110

4567/0123 18 001 Page 1 of 3
2002-06-20 09:47:09
Cook County Recorder 25.00



0020687110

THIS INDENTURE, made this 30th day of April, 2002, between Lister Avenue, L.L.C., an Illinois limited liability company, party of the first part, and Gabrielle Bowers, ~~a single person~~, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars 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 her heir(s) and assigns, 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

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, not as joint tenants or as tenants in common, but as tenants by the entirety, 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, 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:

(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; (v) party wall rights and agreements, if any; (vi) encroachments (provided such do not materially adversely affect the intended use of the Purchased Unit); (vii) the 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 Purchased Unit); (x) limitations and conditions imposed by the Illinois Condominium Property Act; (xi) installments due after Closing for assessments levied pursuant to the Declaration; and (xii) acts done or suffered by grantee;

PIN: 14-31-204-009-0000 (underlying)

ADDRESS OF PREMISES: 2321 North Lister Avenue, Unit B, Chicago, IL 60614

BOX 333-CTI

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its managing member, the day and year first above written.

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

By: Largo Development, Ltd., managing member

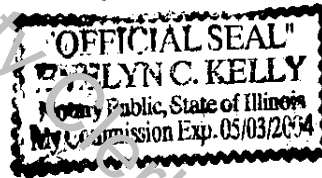
Larry Gould By:
Larry Gould its President

State of Illinois)
) ss
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Larry Gould, president of Largo Development, Ltd, managing member of Lister Avenue, L.L.C. an Illinois limited liability company, personally known to me to be the person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged as such president, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 30th day of April, 2002

Freda Kelly
Notary Public



INSTRUMENT PREPARED BY:

Harlan D. Kahn, Esq.
Bronson & Kahn
300 West Washington, 14th Floor
Chicago, IL 60606

MAIL RECORDED DEED TO:

Barbara M. Demos
Attorney at Law
4746 North Milwaukee Avenue
Chicago, IL 60630

SEND SUBSEQUENT TAX BILLS TO:

Gabrielle A. Bowers
2321 North Lister Avenue Unit B
Chicago, IL 60614

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	JUN. 18. 02	00275.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000030585	FP 102808

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	JUN. 18. 02	00137.50
REVENUE STAMP	# 0000030682	FP 102802

CITY TAX	CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX
	JUN. 18. 02	02062.50
	# 000015295	FP 102805

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EXHIBIT "A"

Parcel 1:

Unit B in Lister Gardens Condominium as delineated on a survey of the following described real estate: Lot 26 in Block 6 in Fullerton's Addition to Chicago in the East 1/2 of the Northeast 1/4 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 recorded as Document 0020615798, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-2 a limited common element, as delineated on the survey attached to the Declaration aforesaid, recorded as Document 0026615798.

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.