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0020694134

Page 1 of 2
2002-06-21 11:27:26
Cook County Recorder 23.00

SPECIAL WARRANTY DEED

Statutory (Illinois)
Corporation to Individual

THE GRANTOR, 1949 Chicago LLC,
an Illinois limited liability company 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
and in consideration of the sum of Ten dollars
(\$10.00), and other good and valuable
consideration in hand paid

CONVEYS AND WARRANTS TO:

Kirstin Rogers
of Chicago, Illinois, to have and to hold not as
tenants in common, but as joint tenants with
right of survivorship the following described
real estate situated in the County of Cook in
the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF

Permanent Real Estate Index Number:

17-07-200-004-0000

Address of Real Estate:

Unit 2 in 1949 West Chicago Condominiums,
1949 West Chicago Ave, in Chicago, Illinois.

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: 1) 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.; 2) real estate taxes not yet due and payable; 3) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; 4) applicable zoning and building laws or ordinances; 5) reservations on behalf of all unit owners at the condominium set forth in the Declarations; 6) provisions of the Condominium Property Act of Illinois; 7) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and 8) liens and other matters as to which the title insurer commits to insure Buyer against loss or damage. NOTE: The tenant of the unit had no right of first refusal.

IN WITNESS WHEREOF, Grantor has caused its name to be signed this 16th day of May, 2002.

1949 Chicago LLC

By: TED STUX

Its: MANAGER



State of Illinois)

County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ted D. Stux, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 16th August, 2002.

[Signature]
Notary Public

This instrument was prepared by: Rusty A. Payton P.C., 2114 West Roscoe, Chicago, Illinois 60618

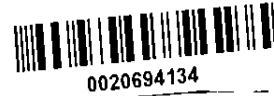
Mail To: Gael Morris, 2835 North Sheffield, Suite 232, Chicago, Illinois 60657

Send Subsequent tax bills to: Kirstin Rogers, 1949 West Chicago, Unit 2, Chicago, Illinois 60622

BOX 333-CTI

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PROPERTY OF COOK COUNTY

Kirstin Rogers 1949 West Chicago Unit 2 Chicago IL 60622

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LEGAL DESCRIPTION

PARCEL 1: Unit 2 in 1949 West Chicago Condominiums, as delineated on a Plat of Survey of the following described real estate: LOT 21 IN H. M. THOMPSON'S RESUBDIVISION IN BLOCK 4 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 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 as document number 0010688062, and as amended, together with its undivided percentage interest in the common elements all in Cook County, Illinois.

PARCEL 2: The exclusive right to the use of G-2, limited common elements, as delineated on the survey attached to the declaration aforesaid recorded as document number 0010688062.

PIN: 17-07-200-004-0000

Property Address: 1949 West Chicago Avenue, Unit 2
Chicago, Illinois

STATE TAX

STATE OF ILLINOIS

JUN. 18. 02

REAL ESTATE TRANSFER TAX DEPARTMENT

0000030698

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0027000 |
| FP 102808 |

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUN. 18. 02

REVENUE STAMP

8000030795

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0013500 |
| FP 102802 |

CITY TAX

CITY OF CHICAGO

JUN. 19. 02

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0800015348

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0202500 |
| FP 102805 |

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