

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR

LAKESHORE POINTE, L.L.C.,
A Illinois limited liability company ("Grantor")

0020698070

4620/0197 55 001 Page 1 of 2
2002-06-24 11:35:15
Cook County Recorder 23.00

of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, GRANTS, BARGAINS and SELLS to JESSE WASHINGTON, a Single Man ("Grantee") the following Real Estate situated in the County of Cook in the State of Illinois, to wit:



SEE EXHIBIT "A" ATTACHED HERETO.

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, CONDITION, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to: (a) General real estate taxes for 2001 and subsequent years not yet due and payable; (b) limitations and conditions imposed by the Condominium Property Act; (c) terms, provisions, covenants, conditions, and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded July 19, 2000 as Document No. 00538112, as amended from time to time; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; and (g) leases and licenses affecting the Common Elements or the Unit, if any.

Permanent Real Estate Index Number(s): 20-24-429-002; 20-24-429-003; 20-24-429-004; 20-24-430-007;
20-24-430-008
Address(es) of Real Estate: 2348-1 E 71ST Street, Unit 31G and Parking Space 27 and 36

DATED this 11th day of June, 2002.

LAKESHORE POINTE, L.L.C.
By: [Signature]
Its: [Signature]

State of Illinois, County of Cook, ss. I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Bell of Lakeshore Pointe, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of June, 2002.

Commission expires [Signature]
"OFFICIAL SEAL"
Stephanie Brownlee
Notary Public, State of Illinois
My Commission Exp. 03/26/2005

[Signature]
Notary Public

This instrument was prepared by: Albert, Whitehead, P.C., 10 North Dearborn, Suite 600, Chicago, IL 60602

MAIL TO: Jesse Washington
2348 E. 71ST St. #1
Chicago, IL 60649

SEND SUBSEQUENT TAX BILLS TO:
Jesse Washington
2348 E. 71ST Street #1
Chicago, IL 60649

BOX 333-CTI

Atbs
No
0020698070
80023785
Perez
CTT

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EXHIBIT A

LEGAL DESCRIPTION

UNITS 31-G, P-27, P-36 IN LAKESHORE POINTE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE RESUBDIVISION OF BLOCK 4 AND CERTAIN LOTS IN THE RESUBDIVISION OF BLOCK 5, BOTH IN THE RESUBDIVISION OF BLOCKS 10 AND 11 AND PART OF BLOCK 12 IN SOUTH SHORE DIVISION NO. 5, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00538112, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN: PART OF 20-24-429-002; 20-24-429-003; 20-24-429-004; 20-24-430-007; 20-24-430-008

PROPERTY ADDRESS: 2348-1 EAST 71ST STREET, UNIT 31-G, PARKING SPACE 27 AND 36, CHICAGO, ILLINOIS

20698070

★ 138032 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUN21'02 ★
★ P.B. 11193 ★
★ 768.75 ★

★ 138033 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUN21'02 ★
★ P.B. 11193 ★
★ 768.75 ★

COOK CO. NO. 016
317010
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★ ★ ★
JUN21'02 DEPT. OF REVENUE 205.00
P.B. 10686

345303
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUN21'02 P.B. 11427 102.50