

UNOFFICIAL COPY

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12/3/0205 14 001 Page 1 of 4

2002-06-06 15:33:51

Cook County Recorder

27.50

SPECIAL WARRANTY DEED

THE GRANTOR, THUNDERBIRD PROPERTIES, LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to **PETER R. ANDERSON**, a single man, **GRANTEE**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

MIT 429451 (1/3)

GIT



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LEGAL DESCRIPTION: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.


hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

SUBJECT TO: (i) non-delinquent general real estate taxes and special taxes or assessments; (ii) the provisions of the Act and Code, including all amendments thereto; (iii) the provisions of the Condominium Documents including all amendments and exhibits thereto, (iv) applicable zoning and building laws and ordinances and other ordinances of record; (v) encroachments, if any; (vi) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (vii) leases and licenses affecting the Common Elements; (viii) covenants, conditions, agreements, building lines and restrictions of record; (ix) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto; and (x) liens, encroachments and other matters over which the Title Insurance Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in (v), (vii), (viii) or (ix) above shall not prohibit the Purchaser's use of the Unit as a single-family residence.


Grantor Also Hereby Grants to the Grantee, its Successors and Assigns, Rights and Easements Appurtenant to the Subject Unit Described Herein, Rights and Easements for the Benefit of Said Unit Set Forth in the Declaration of Condominium, and Grantor Reserves to Itself, its Successors and Assigns as the Rights and Easements Set Forth in Said Declaration for the Benefit of the Remaining Property Described

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COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUN.-4.02
REVENUE STAMP

0000002195
**REAL ESTATE
TRANSFER TAX**
0017250
FP 103017

STATE TAX
STATE OF ILLINOIS

JUN.-4.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002484
**REAL ESTATE
TRANSFER TAX**
0034500
FP 103014

CITY TAX
CITY OF CHICAGO

JUN.-4.02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001276
**REAL ESTATE
TRANSFER TAX**
0258750
FP 103018

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