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GEORGE E. COLE®
LEGAL FORMS

No. 803 REC
February 1996

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2002-07-09 14:26:01
Cook County Recorder 25.00

**SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)**



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Above Space for Recorder's use only

THIS AGREEMENT, made this 28th day of March, ~~19~~ 2002, between

The Boatyard-Chicago, L.L.C., a ~~corporation~~ ^{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, party of the first

part, and Margaret M. Sullivan
1015 W Dakin 2W Chicago IL 60613 (Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of

Ten and no/100---(10.00)--- Dollars and other valuable consideration in hand paid by the party of the

second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Managers of said

~~company~~ ^{company}, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to

it's heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

(see legal description attached hereto)

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, it's 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, it's 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 incumbered 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:

Permanent Real Estate Number(s): see attached (also covers other property)

Address(es) of real estate: 3251 N. Anchor Drive, Chicago, Illinois 60618

IN WITNESS WHEREOF, said party of the first part has caused its ~~corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its~~ ~~President, and attested by its~~ ~~Secretary~~, the day and year first above written. Sr. Investment Mgr.

THE BOATYARD-CHICAGO, L.L.C.
By: Hearthstone Advisors, Inc., its Manager
(Name of Corporation)

By: Cindy Gilmore
Cindy Gilmore Sr. Investment Mgr. Resident

Attest: _____

Burnside Construction Management Company Secretary

This instrument was prepared by Irene Smetana, 2400 Wisconsin Avenue, Downers Grove, IL 60515-4019
(Name and Address)

BOX 333-CTI

CT 792125 Z UNF 102

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SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

THOMAS HERZ, JR.
(Name)
300 W. WASHINGTON #120
(Address)
CHICAGO, ILL 60606
(City, State and Zip)

Margaret M. Sullivan
(Name)
3251 N. Anchor Drive
(Address)
Chicago, Illinois 60618
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF Illinois
COUNTY OF Will } ss.

I, _____ the undersigned, _____ a Notary Public
in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Cindy Gilmore,
Sr. Investment Mgr.
personally known to me to be the President of Hearthstone Advisors, Inc., manager for
a company corporation, and The Boatyard-Chicago, L.L.C., personally known to me to be the
Secretary of said corporation, and personally known to me to be the same persons whose
names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that
as such Sr. Investment Mgr. President and Secretary, they signed and
delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to
authority, given by the Board of Managers of said company as their free and voluntary
act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of March 2002

"OFFICIAL SEAL"
DEBORAH S. KOEPEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/7/2002

Deborah S. Koepel
Notary Public
Commission expires _____

20751767

Box _____
SPECIAL WARRANTY DEED
Corporation to Individual

REAL ESTATE TRANSFER TAX
0040150
FP 102808
0000031559

STATE OF ILLINOIS
JUN. 29.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0020075
FP 102802
0000031558

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN. 29.02
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0304125
FP 102805
0000015821

CITY OF CHICAGO
JUL. - 2.02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

MAIL TO:

GEORGE E. COLE®
LEGAL FORMS

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Legal Description Attachment

²²⁻
UNIT 3251 IN BELMONT RIVER CLUB CONDOMINIUM AS DELINEATED IN A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE. LOTS 1 THROUGH 5, BOTH INCLUSIVE, IN THE BOATYARD AT BELMONT AND THE RIVER PHASE II, A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1998 AS DOCUMENT NUMBER 08163174, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020036491, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject to 2001 taxes and subsequent years; also subject to restrictions, conditions, easements of record, and building lines, if any, and the Illinois Condominium Property Act.

Commonly known as: 3251 N. Anchor Drive, Chicago, Illinois 60618

PIN Number(s): (Also covers other property)

13-24-404-016	13-24-404-036	13-24-404-037
13-24-404-038	13-24-404-039	13-24-404-040
13-24-404-041	13-24-404-108	13-24-404-109
13-24-404-110	13-24-404-114	

"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."

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