

UNOFFICIAL COPY

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2002-07-12 15:18:06
Cook County Recorder 27.50



SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 11 day of October, 2001 between CITILIFE 5041 SOUTH DORCHESTER, LLC, an Illinois limited liability company, as GRANTOR, a 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, and THE NORTHERN TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 28, 2001, AND KNOWN AS TRUST NUMBER 9897, as GRANTEE, WITNESSETH, that GRANTOR, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, and pursuant to authority of the said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE, and to their heirs and assigns, FOREVER all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

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6IT 42823354
SEE EXHIBIT A ATTACHED HERETO.

Together with all the singular and hereditaments and appurtenances therunto 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 demand whatsoever, of GRANTOR, either in law or 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 GRANTEE, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE, its successors 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 ONLY TO (a) covenants, conditions, and restrictions of record; (b) rights, easements, covenants, restrictions and reservations contained in the Declaration of Condominium the same as through the provisions of said Declaration were recited and stipulated at length herein; (c) private, public, and utility easements, including any easements which may hereafter be executed by Seller and any easements which may be established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) general taxes for the year 2000 and subsequent years; (k) installments due after the date hereof of assessments established pursuant to the Declaration of Condominium; and (l) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the 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, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

* No tenant had a right of first refusal

Permanent Real Estate Index Number: 20-11-213-013

Address of Real Estate: 5041 South Dorchester, Unit P 5 and P 10, Chicago, Illinois

THIS DEED IS BEING RE-RECORDED TO CORRECT THE DATE OF THE TRANSFER.


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In Witness Whereof, said GRANTOR has caused its name to be signed by its authorized officer the day and year first above written.

Citilife 5041 South Dorchester, LLC,
an Illinois limited liability company:

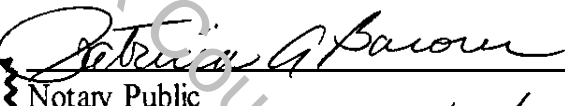
By: 
F. Scott Winslow, manager

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 F. Scott Winslow, Manager of Citilife 5041 South Dorchester, LLC, an Illinois limited liability company, 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 said instrument as his own free and voluntary act, and as the free and voluntary act and deed of the corporation and limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 12th day of October 2001.





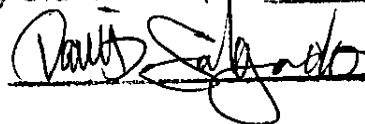
Notary Public
My Commission Expires: 10/31/02 SEAL

This instrument was prepared by: Lisa M. Spelhaug, Esq., Much Sheist Freed et al.
200 North LaSalle Street, Suite 2100, Chicago, Illinois 60601-1095

Mail recorded document to: Northern Trust Company, 265 E Deerpath, Lake Forest, IL 60045

Send subsequent tax bills to: Northern Trust Company, 265 E Deerpath, Lake Forest, IL 60045

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 98-04-07 par. E

Date 1-12-02 Sign. 

LEGAL DESCRIPTION RIDER
EXHIBIT "A"

UNIT P-~~4~~⁵ AND P-~~10~~⁷ TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON ELEMENTS IN MADISON TREETOPS
CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION
RECORDED AS DOCUMENT NO. 0010950396, EAST 1/2 OF THE
NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NO. 20 11 213 013

CKA: 5041 S. DORCHESTER, UNIT 2S, CHICAGO, IL

****TRANSFER STAMPS AFFIXED TO DOCUMENT RECORDED AS
DOCUMENT NO. 001135518 ****

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 7-12, 192002

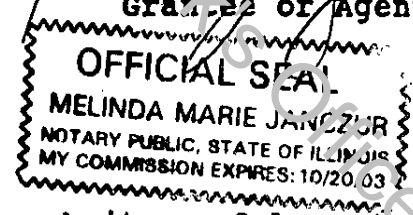
Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said [Handwritten Name]
this 12 day of July, 2002
Notary Public [Handwritten Name]


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 7-12, 192002

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said [Handwritten Name]
this 12 day of Oct, 2002
Notary Public [Handwritten Name]


NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

662915299