

SPECIAL WARRANTY DEED
(ILLINOIS)



CT1 BR5226553 1 OF 2 EDC 10-10-02 LPA

THIS INDENTURE, made this 21st day of June, 2002, between 4346 S. LAKE PARK, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Juan R. Thomas party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and 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 Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in 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 the party of the second part, his 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, their 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 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 to:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions, easements and building lines of record including but not limited to the Agreement for the Sale and Redevelopment of Land dated May 11, 2000 and recorded as document number 00341325;
- (v) party wall rights and agreements, if any;
- (vi) encroachments (provided such do not materially adversely affect the intended use of the Purchased Unit);
- (vii) the Declaration as amended from time to time;
- (viii) public and utility easements of record;
- (ix) private easements of record (provided such do not materially adversely affect the intended use of the Purchased Unit);
- (x) limitations and conditions imposed by the Illinois

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BOX 333-CT1

UNOFFICIAL COPY

Property of Cook County Clerk's Office


UNOFFICIAL COPY

Condominium Property Act; (xi) installments due after Closing for assessments levied pursuant to the Declaration; and (xii) acts done or suffered by Grantee

PIN: 20-02-304-036-0000 (underlying)

ADDRESS OF PREMISES: 4348-3, 4346 South Lake Park Avenue, Chicago, Illinois 60653

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

CITY OF CHICAGO
 CITY TAX

 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 JUL.-2.07
 # 0000015797

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| REAL ESTATE TRANSFER TAX |
| 0135000 |
| FP 102805 |

4346 S. LAKE PARK, LLC, an Illinois limited company

By: *[Signature]*
Herb Eck, Manager

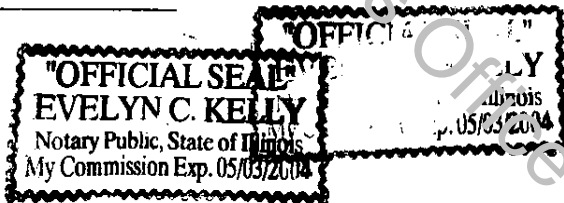
State of Illinois)
) ss
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Herb Eck, Manager of 4346 S. LAKE PARK, INC., LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged as such Manager, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20th day of June, 2002.


[Signature]
Notary Public

INSTRUMENT PREPARED BY:
Daniel R. Bronson, Esq.
Bronson & Kahn
300 West Washington, 14th Floor
Chicago, IL 60606




MAIL RECORDED DEED TO:
Tracie R. Porter
Barnes & Thornburg
10 South LaSalle, Suite 2600
Chicago, IL, 60603

SEND SUBSEQUENT TAX BILLS TO:
Juan R. Thomas
4346 South Lake Park
Unit 4348-3
Chicago, IL 60653

COOK COUNTY
 COUNTY TAX

 REAL ESTATE TRANSACTION TAX
 JUN. 29. 02
 # 0080031517

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0009000 |
| FP 102802 |

 REVENUE STAMP

STATE OF ILLINOIS
 STATE TAX

 JUN. 29. 02
 # 0000031517

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0018000 |
| FP 102808 |

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

20790328

UNOFFICIAL COPY

EXHIBIT "A"

4348-3 in 4346 Lake Park Condominium as Delineated on a Survey of The Following Described Real Estate:

Lots 17 and 18 in the Subdivision of that part of Block 1 lying West of Lake Avenue and South of a line 365.6 feet South of and Parallel with the North line of the South West 1/4 of Section 2 in the Subdivision by the Executors of E.K. Hubbard of the East 1/2 of the Southwest 1/4 of Section 2, Township 38 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration recorded as Document 0010757260; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office

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