UNOFFICIAL COPY

SPECIAL -WARRANTY DEED

0020795376

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Cook County Recorder

The above space reserved for Recorder's use only.

THIS INDENTURE, made, November 2, 2001 between 1740 NORTH MAPLEWOOD, L.L.C., an Illinois Lirated Liability Company, located at 4252 N. Cicero, Chicago, IL 60618, duly authorized to transact business in the State of Illinois, party of the first part, and Graham Bryan and Laurie Bryan, husband and wife, as Joint Tenants with rights of survivorship, not a: Tenants in Common, 3625 N. Springfield, Chicago, ILLINOIS, 60618, party of the second part, V/ITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$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, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FCREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

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, right, title, interest, claim, or demand vocasoever, of the party of the first part, 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 a love described, with the appurtenances, unto the party of the second part, his/her/their 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, his/her/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 those exceptions listed on Exhibit A attached hereto.

BOX 333-CTI

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IN WITNESS WHEREOF, said party of the first part has caused the seal of its authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

1740 NORTH MAPLEWOOD, Line C., an Illinois Limited Liability Company,

By:
Name: David V. Dubin
Title: Authorized Signatory
STATE OF ILLINGIS)
COLINERY OF GOOK
COUNTY OF COOK
I, Carel J. Taxme, a Notary Public in and for the said County, in the State
aforesaid, DO HEREBY CERTIF? that David J. Dubin, personally known to me to be the
Authorized Signatory of 1740 NORTH MAPLEWOOD, L.L.C., an Illinois Limited Liability
Company and 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 as such
Authorized Signatory, he signed and delivered the gold instrument assume to make a live in the
Authorized Signatory, he signed and delivered the said instrument pursuant to authority, given by
the Managers of 1740 NORTH MAPLEWOOD, L.L.C., an Illinois Limited Liability Company as
his free and voluntary act, and the free and voluntary act and deed of said corporation, for the
uses and purposes therein set forth.
Given under my hand and official seal, November 2 2001
Given under my hand and official seal, North 2 2001
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
OFFICIAL SEAL
CAROL J To man
/ / NUTAHY PURITCE STATE AND S
Tubility Tubility State of Thirds
My Commission Expires:
This instrument was a monored by Corol I Towner Ltd. 9922 Corol B. ( D. L. C.) One St. 11. W. Corre
This instrument was prepared by: Carol J. Taxman, Ltd., 8833 Gross Point Rd., Suite 205, Skokie, 11 60077
MAIL TO: Peter Groshe, Attorney, 120 S. La Sulle, Suite 1720, Chicago, 11. 40603
•
SEND SUBSEQUENT TAX BILLS TO: Graham Bryan and Laurie Bryan, 1740-48 N. Maplewood
Ave., Unit 402 And P-6, Chicago, Il 60647
<b>7</b> ′
STATE OF ILLINOIS REAL ESTATE
X REAL ESTATE
TRANSFER TAX
JUL. 18.02 002 10.00
JUL. 18.02  REAL ESTATE TRANSFER TAX  OO2 10.00
REAL ESTATE TRANSFER TAY
DEPARTMENT OF REVENUE FP 102808

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## **EXHIBIT A**

Unit 402 and Ps6 in Buck City Lofts Condominium as depicted on the Plat of Survey of the following described parcel of real estate:

PARCEL 1: CERTAIN LOTS IN BLOCK 6 IN J.W. HAMBLETON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010923251, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. IN COOK COUNTY ILLINOIS.

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, ease nents, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other townhouse documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/their successors and assigns, as rights and easements appurtenant to the above described eal estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, afores aid, and the party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in sai i 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.

Common Address:

1740-48 N. Maplewood Ave., Unit 402 And P-6, Chicago, Il 60647

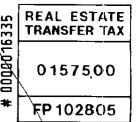
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Office