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Cook County Recorder 23.50

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This instrument was prepared by:

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Chicago, Illinois 60606
KRWR File No. 08637.01100



SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17th day of June, 2002, between **2448 ADDISON LLC**, a limited liability 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

COOK COUNTY RECORDER
EUGENE "GENE" MOORE
MARKHAM OFFICE
This Deed prepared for Recorder.

ANN MARIE BROWN, of 2625 N. Clark Street, Chicago, Illinois, 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 Manager of said limited liability company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to their 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:

UNIT 2452-3A IN ADDISON SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 43, 44 AND 45 IN WILLIAM ZELOSKY'S SUBDIVISION OF THE NORTH 1/2 AND THE WEST 1/2 OF THE SOUTH 1/2 OF BLOCK 20 IN EAST KINZIE'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 25, 2002, AS DOCUMENT NUMBER 0020477110, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 set forth in said Declaration 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.

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: (1) general real estate taxes not due and payable at the time of Closing; (2) Declaration of Condominium and By-Laws aforesaid; (3) applicable zoning and building laws and ordinances and other ordinances of record; (4)

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REVENUE STAMP

Handwritten marks: "22" and a signature.

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