

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (ILLINOIS)

0020717051

4773/0013 32 001 Page 1 of 3  
2002-06-28 08:53:15  
Cook County Recorder 25.00



THIS INDENTURE, made this 7<sup>th</sup> day of June, 2002, between Lister Avenue, L.L.C., an Illinois limited liability company, party of the first part, and Louis V. Pagano, II 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, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heir(s) 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

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

PIN: 14-31-204-009-0000 (underlying)

ADDRESS OF PREMISES: 2321 North Lister Avenue, Unit C, Chicago, IL 60614

BOX 333-CTI

2 of 3

BR 5 226556

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Lister Avenue, L.L.C., **0020717051** Page 2 of 3  
an Illinois limited liability company

By: Largo Development, Ltd., managing member

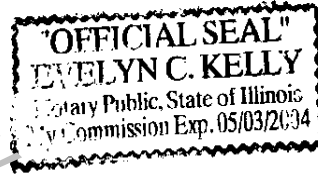
By: Larry Gould its President

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 Larry Gould, president of Largo Development, Ltd, managing member of Lister Avenue, L.L.C. 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 president, 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 7th day of June, 2002

Notary Public



**INSTRUMENT PREPARED BY:**

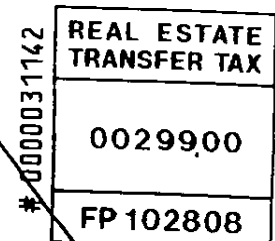
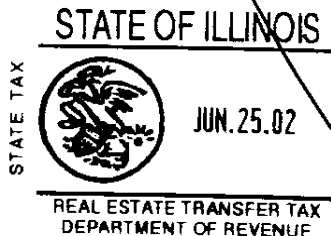
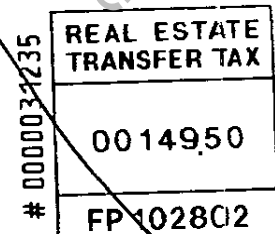
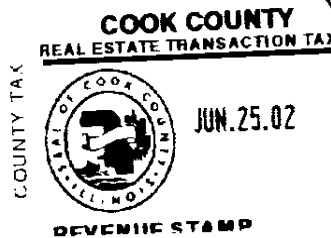
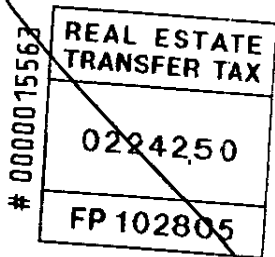
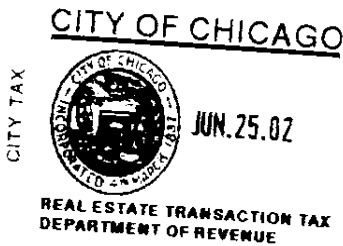
Harlan D. Kahn, Esq.  
Bronson & Kahn  
300 West Washington, 14<sup>th</sup> Floor  
Chicago, IL 60606

**MAIL RECORDED DEED TO:**

Anthony M. Petrone  
Attorney at Law  
150 North Wacker Drive  
Chicago, IL 60606

**SEND SUBSEQUENT TAX BILLS TO:**

Louis V. Pagano, II  
2321 North Lister Avenue Unit C  
Chicago, IL 60614



# UNOFFICIAL COPY

## EXHIBIT "A"

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### Parcel 1:

Unit C in Lister Gardens Condominium as delineated on a survey of the following described real estate: Lot 26 in Block 6 in Fullerton's Addition to Chicago in the East 1/2 of the Northeast 1/4 of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration recorded as Document 0020615798, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

### Parcel 2:

The exclusive right to the use of P-3 a limited common element, as delineated on the survey attached to the Declaration aforesaid, recorded as Document 0020615798.

Common Address: 2321 North Lister Avenue, Chicago, IL 60614  
PIN: 14-31-204-009-0000

Property of Cook County Clerk's Office