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0020893801

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2002-08-14 12:21:43
Cook County Recorder 29.50

2002
481583



0020893801

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **RUFINO'S BUILDERS, INC.**, an Illinois corporation ("Grantor"), of Cook County, in the State of Illinois, bargains, sells and conveys to **MICHAEL NIKOLIC** and **VLIMIR NIKOLIC**, as joint tenants with right of survivorship and not as tenants in common ("Grantee"), whose address is 4545 North Greenview, Chicago, Illinois, for the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, all of Grantor's right, title and interest in and to the following described real estate located Chicago, Cook County, in the State of Illinois (the "Real Estate"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

subject to, however, general real estate taxes and installments of special assessments not due and payable; covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Condominium Ownership for 1421 North Fairfield Condominium ("Declaration"); the Condominium Property Act of Illinois; streets and highways; applicable zoning and building codes and ordinances, if any; and acts done or suffered by, or judgments against, Grantee (collectively, the "Permitted Exceptions").

Property Address: Unit 2, 1421 North Fairfield, Chicago, Illinois
Permanent Index Number: 16-01-209-015-0000

TO HAVE AND TO HOLD the Real Estate unto Grantee and their successors and assigns forever. Grantor covenants and warrants that the Real Estate is free of any encumbrance made or suffered by Grantor (except the Permitted Exceptions), and that Grantor and its successors shall warrant and defend the same unto Grantee and Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.


Grantor also hereby grants to the Grantee, and their successors and assigns, as rights and easements appurtenant to the Real Estate, the rights and easements for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for benefit of the remaining property described therein.

TICOR TITLE INSURANCE

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COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 13.02


REVENUE STAMP

0000004891

REAL ESTATE TRANSFER TAX
00097.50
FP326707

STATE TAX

STATE OF ILLINOIS



AUG. 13.02


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004953

REAL ESTATE TRANSFER TAX
00196.00
FP 102800

CITY TAX

CITY OF CHICAGO



AUG. 13.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005596

REAL ESTATE TRANSFER TAX
01462.50
FP 102803

2993801

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This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 2 IN THE 1421 NORTH FAIRFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 33 IN BLOCK 6 IN H. THOMPSON'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010174638, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, AND STORAGE SPACE S-2 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010174638.