

UNOFFICIAL COPY 0020800854

SPECIAL WARRANTY DEED  
Statutory (ILLINOIS)

9534/0179 20 001 Page 1 of 4  
2002-07-23 10:43:20  
Cook County Recorder 27.50

THE GRANTOR,

L. L.L.C., an Illinois limited liability company, created in 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 for the consideration of Ten and 00/100ths (\$10.00) DOLLARS, and for good and other valuable consideration in hand paid, **RELEASES, DEMISES AND CONVEYS** to

**RUSSELL G. HANLEY, JR.**  
200 N. Dearborn, #3  
Chicago, Illinois 60601



all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

Subject only to: **SEE EXHIBIT "A" ATTACHED HERETO**

Property Address: **2342 W. BLOOMINGDALE AVENUE, UNITS 207 AND P-3, CHICAGO, ILLINOIS.**

Permanent Index Number: 14-31-310-046, 14-31-310-047, 14-31-310-048, 14-31-310-049, 14-31-310-050, 14-31-310-051, 14-31-310-052, 14-31-310-053

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager on this 10th day of July, 2002.

L. L.L.C., an Illinois limited liability company

By: BAFCOR, INC., an Illinois corporation, Its Manager

By: Bruce Fogelson, Its President

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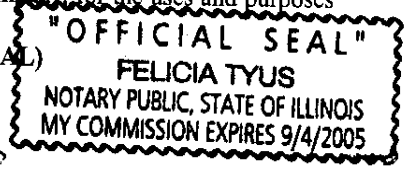
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State of Illinois )  
                          ) SS  
County of Cook ).

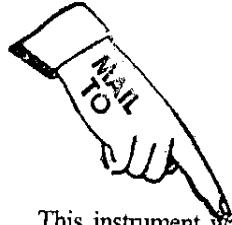
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Bruce Fogelson, personally known to me to be the President of BAFCOR, INC., an Illinois corporation, the Manager of L. L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as such President of BAFCOR, INC., an Illinois corporation pursuant to authority, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal on July 10, 2002.

(SEAL)



*Felicia Tyus*  
\_\_\_\_\_  
Notary Public



This instrument was prepared by: Joan M. Ferraro, c/o Ferraro & Rosemeyer, Ltd., 1616 North Damen Avenue, Suite 100, Chicago, Illinois 60647.

MAIL TO:  
Marie Gross, Esq.  
Jonathan P. Sherry, P.C.  
218 N. Jefferson  
Chicago, Illinois 60661

SEND SUBSEQUENT TAX BILLS TO:

*Russell G. Hanley, Jr.*  
*2342 W. Bloomingdale, Unit 207*  
*Chicago IL 60647*

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNITS 207 AND P-3 IN BUCKTOWN VIEW CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE.

THE EAST 192 FEET OF THE WEST 292 FEET OF THE FOLLOWING DESCRIBED TRACT: LOTS 34 TO 43, BOTH INCLUSIVE, IN BLOCK 14 IN PIERCE'S ADDITION TO HOLSTEIN IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO, LOTS 1 TO 16, INCLUSIVE AND LOT 17 (EXCEPT THAT PART WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31) IN THE SUBDIVISION OF LOTS 20 TO 34 INCLUSIVE, EXCEPT THE EAST 7.12 FEET OF LOT 34 IN BLOCK 14 IN PIERCE'S ADDITION TO HOLSTEIN, BEING IN THE NORTH  $\frac{1}{2}$  OF THE WEST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  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 OF CONDOMINIUM RECORDED 12/20/2001 AS DOCUMENT NUMBER 0011214250 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 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 THE 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.

SUBJECT ONLY TO: GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SPECIAL TAXES AND ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED (NONE ARE ANTICIPATED); APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES FOR WHICH NO REPRESENTATION IS MADE AND NONE RELIED UPON; COVENANTS, CONDITIONS, RESTRICTIONS AND BUILDING LINES OF RECORD;

PARTY WALL RIGHTS AND AGREEMENTS, AND ENCROACHMENTS, IF ANY ( AND PARTICULARLY OF THE CONDOMINIUM ITSELF); THE RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AND RESERVATIONS BY THE CONDOMINIUM ASSOCIATION AND SELLER/DEVELOPER TO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS; PUBLIC, PRIVATE AND UTILITY EASEMENTS OF RECORD; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT OF ILLINOIS; INSTALLMENTS DUE AT OR AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; ACTS DONE OR SUFFERED BY PURCHASER; SUCH OTHER MATTERS OF RECORD WHICH PURCHASER REASONABLY ACCEPTS OR TO WHICH THE TITLE INSURER COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE AND TERMS, LIMITATIONS AND CONDITIONS OF SELLER'S WARRANTEE(S).

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



JUL. 18.02


REVENUE STAMP

# 0000002257

REAL ESTATE TRANSFER TAX
00177.75
FP 326657

STATE TAX

OF ILLINOIS



JUL. 18.02


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000004393

REAL ESTATE TRANSFER TAX
00295.50
FP 326703

CITY TAX

**CITY OF CHICAGO**



JUL. 18.02

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000004058

REAL ESTATE TRANSFER TAX
02216.25
FP 326675

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