

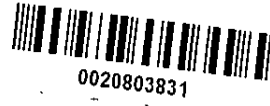
NO 20892 10250

UNOFFICIAL COPY

0020803831

# SPECIAL WARRANTY DEED

9559/0099 11 001 Page 1 of 3  
2002-07-23 11:40:10  
Cook County Recorder 25.50



RECORDER'S STAMP

THE GRANTOR, South Commons L.L.C., an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid and pursuant to authority given by the Manager of said Company, CONVEYS AND WARRANTS to Troy

A. Switzer Susan P. Switzer/c/o 2636 N. Sacramento Ave. Chicago IL 60647 all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO AND MADE A PART HEREOF**

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 whatsoever, of the party of the first part, either in law or equity, or, in and to the above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant promise and agree, to and with the Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it, subject to: SEE ATTACHED EXHIBIT "A"

Permanent Index Number(s): 17-27-305-114-0000

Property Address: 2605 S. Indiana Avenue, Unit 1502 , Chicago, IL 60616

In Witness Whereof, said Grantor has executed this Deed by its Manager, this 22<sup>nd</sup> day of July, 2002.

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

By: HABITAT SOUTH COMMONS L.L.C., an Illinois limited liability company  
Its: Manager

By: THE HABITAT COMPANY, an Illinois corporation  
Its: Manager

By: [Signature] Vice President

Attest: [Signature] Assistant Secretary

**\*husband and wife, not as tenants in common, not as joint tenants, but as TENANTS BY THE ENTIRETY**

# UNOFFICIAL COPY

20803831

STATE OF ILLINOIS  
County of Cook

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Carson and James Watts personally known to me to be the Vice President and Assistant Secretary of THE HABITAT COMPANY, an Illinois corporation, as Manager of HABITAT SOUTH COMMONS L.L.C., an Illinois limited liability company, as Manager of SOUTH COMMONS L.L.C., an Illinois limited liability company, appeared before me this day in person, and severally acknowledged that as such Vice President and Assistant Secretary, they signed, sealed and delivered this instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 22<sup>nd</sup> day of July, 20 02.

[Signature]  
Notary Public  
**OFFICIAL SEAL**  
**CAROL A ROBBINS**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 01/13/03

My commission expires on 1-13-03



This instrument was prepared by, 350 W. Hubbard Street Chicago IL 60610

Mail to:  
Patrick J. Powers, Ltd  
(Name)  
19 S. LASALLE Ste 507  
(Address)  
Chicago, IL 60613  
(City, State, Zip Code)

SEND SUBSEQUENT TAX BILLS TO:  
Troy Switzer  
(Name)  
2605 S. Indiana 1502  
(Address)  
Chicago, IL 60616  
(City, State, Zip Code)

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_  
SECTION 4,  
REAL ESTATE TRANSFER ACT  
DATE: \_\_\_\_\_

STATE OF ILLINOIS  
STATE TAX  
JUL 23.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000004410  
REAL ESTATE TRANSFER TAX  
0010950  
FP326703

Signature of Buyer, Seller or Representative

CITY TAX  
CITY OF CHICAGO  
JUL 23.02  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000004074  
REAL ESTATE TRANSFER TAX  
0149625  
FP326675

COUNTY TAX  
COOK COUNTY  
JUL 23.02  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 000002274  
REAL ESTATE TRANSFER TAX  
0009975  
FP326657

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EXHIBIT A

## LEGAL DESCRIPTION FOR THE STRATFORD AT SOUTH COMMONS CONDOMINIUM

### PARCEL 1:

UNIT 1502 IN THE STRATFORD AT SOUTH COMMONS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF BLOCKS 80 AND 83 IN CANAL TRUSTEE'S SUBDIVISION OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 167.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 26<sup>TH</sup> STREET, BEING THE NORTH LINE OF LOTS 23 TO 37, BOTH INCLUSIVE, IN THOMAS STINSON'S SUBDIVISION OF BLOCK 80 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, WITH A LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE, BEING A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 22 IN THOMAS STINSON'S SUBDIVISION, AFORESAID, TO THE SOUTHEAST CORNER OF LOT 26 IN LAFLIN AND SMITH'S SUBDIVISION OF BLOCKS 86 AND 89 OF CANAL TRUSTEE'S SUBDIVISION, AFORESAID; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26<sup>TH</sup> STREET, A DISTANCE OF 95.0 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 237.60 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26<sup>TH</sup> STREET, A DISTANCE OF 79.50 FEET TO A POINT 404.60 FEET SOUTH OF SAID SOUTH LINE OF EAST 26<sup>TH</sup> STREET AND 224.50 FEET EAST OF SAID WEST LINE OF SOUTH INDIANA AVENUE; THENCE CONTINUING EAST ALONG SAID LINE PARALLEL WITH THE SOUTH LINE OF EAST 26<sup>TH</sup> STREET, A DISTANCE OF 25.10 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 289.27 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26<sup>TH</sup> STREET, A DISTANCE OF 20.0 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 4.67 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26<sup>TH</sup> STREET, A DISTANCE OF 78.00 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH INDIANA AVENUE, A DISTANCE OF 43.0 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 26<sup>TH</sup> STREET, A DISTANCE OF 94.66 FEET TO THE WEST LINE OF SOUTH PRAIRIE AVENUE BEING A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 52 IN LAFLIN AND SMITH'S SUBDIVISION, AFORESAID, TO THE NORTHEAST CORNER OF LOT 37 IN THOMAS STINSON'S SUBDIVISION, AFORESAID; THENCE NORTH ALONG SAID WEST LINE OF SOUTH PRAIRIE AVENUE A DISTANCE OF 67.66 FEET TO SAID SOUTH LINE OF EAST 26<sup>TH</sup> STREET; THENCE WEST ALONG SAID SOUTH LINE OF EAST 26<sup>TH</sup> STREET, A DISTANCE OF 392.28 FEET TO SAID LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SOUTH INDIANA AVENUE; THENCE SOUTH ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 167.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 1, 2001 AS DOCUMENT NUMBER 0010913731, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1971 AND KNOWN AS TRUST NO. 30630 WITH AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1971 AND KNOWN AS TRUST NO. 30629 DATED MARCH 1, 1972 AND RECORDED OCTOBER 18, 1972 AS DOCUMENT NUMBER 22089651 AND FILED ON OCTOBER 18, 1972 IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2655205 FOR INGRESS AND EGRESS TO AND FROM THE PARKING FACILITY UPON THE LAND AND OTHER PROPERTY AS DESCRIBED IN EXHIBIT "D" ATTACHED THERETO AND FOR INGRESS AND EGRESS TO AND FROM THE PARKING SPACES LOCATED IN THE AFORESAID PARKING FACILITY, ALL IN COOK COUNTY, ILLINOIS AND AMENDMENT DATED OCTOBER 1, 2001 AND RECORDED OCTOBER 15, 2001 AS DOCUMENT NUMBER 0010957367.

### PARCEL 3:

EASEMENT FOR PARKING SPACE IN AND TO THAT SPACE IDENTIFIED AS P1-48 AS CREATED BY EASEMENT AGREEMENT MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1971 AND KNOWN AS TRUST NO. 30630 WITH AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1971 AND KNOWN AS TRUST NO. 30629 DATED MARCH 1, 1972 AND RECORDED OCTOBER 18, 1972 AS DOCUMENT NUMBER 22089651 AND FILED ON OCTOBER 18, 1972 IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2655205 AND AMENDMENT DATED OCTOBER 1, 2001 AND RECORDED OCTOBER 15, 2001 AS DOCUMENT NUMBER 0010957367.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

The Tenant of the Unit either waived or failed to exercise option to purchase the Unit, or the Tenant did not have an option to purchase the Unit, unless the Tenant is the purchaser.

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

17-27-305-114-0000