

UNOFFICIAL COPY

0020945007

1130/0182 18 001 Page 1 of 3
2002-08-28 09:48:56
Cook County Recorder 25.00

GEORGE E. COLE®
LEGAL FORMS

No. 803 REC
February 1996

**SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.



Above Space for Recorder's use only

THIS AGREEMENT, made this 29th day of April, ~~19~~ 2002, between _____

The Boatyard-Chicago, L.L.C., a ~~corporation~~ ^{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 Thomas A. Phillips and Deborah A. Schmidt Phillips, as Joint Tenants and not as Tenants in Common.

(Name and Address of Grantee)

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 Board of Managers of said ~~corporation~~ ^{company}, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to it's 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:

(see legal description attached hereto)

Together with all and singular the hereditaments and appurtenances thereto 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, it's 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, it's 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 incumbered 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:

Permanent Real Estate Number(s): see attached (also covers other property)

Address(es) of real estate: 3255 N. Pier Court, Chicago, Illinois 60618

IN WITNESS WHEREOF, said party of the first part has caused its ~~corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its~~ President, and attested by its ~~Secretary~~ Sr. Investment Mgr., the day and year first above written.

THE BOATYARD-CHICAGO, L.L.C.
By: Hearthstone Advisors, Inc., its Manager
(Name of Corporation)

By: Cindy Gilmore
Cindy Gilmore, Sr. Investment Mgr. Resident

Attest: _____

Secretary

Burnside Construction Management Company

This instrument was prepared by Irene Smetana, 2400 Wisconsin Avenue, Downers Grove, IL 60515-4019
(Name and Address)

BOX 333-CTI

7984794205

UNOFFICIAL COPY

MAIL TO:

Deborah A. Phillips
(Name)
3255 N Pier Ct
(Address)
Chicago IL 60618
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Thomas A. Phillips and
Deborah A. Schmidt-Phillips
(Name)

3255 N. Pier Court
(Address)

Chicago, Illinois 60618
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF Illinois
COUNTY OF Will } ss.

I, _____ the undersigned, _____ a Notary Public
in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Cindy Gilmore,
personally known to me to be the Sr. Investment Mgr.
Resident of Hearthstone Advisors, Inc., manager for
a company operation, and The Boatyard-Chicago, L.L.C., personally known to me to be the
Secretary of said corporation, and personally known to me to be the same persons whose
names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that
as such Sr. Investment Mgr. Resident and Secretary, they signed and
delivered the said instrument ~~and caused the corporate seal of said corporation to be affixed thereto~~, pursuant to
authority, given by the Board of Managers of said company as their 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, this 29th day of April 09 2002

Notary Public OFFICIAL SEAL
IRENE R. SMETANA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 7-24-2005
Commission expires _____

20945007
Box

SPECIAL WARRANTY DEED

Corporation to Individual

STATE OF ILLINOIS
AUG. 24.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX
00411.00
FP 102808
0000035526

COOK COUNTY
AUG. 24.02
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
REAL ESTATE TRANSFER TAX
00205.50
FP 102802
0000035843

CITY OF CHICAGO
AUG. 24.02
CITY TAX
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX
03082.50
FP 102805
0000017753

20945007

GEORGE E. COLE®
LEGAL FORMS

UNOFFICIAL COPY

Legal Description Attachment

UNIT 3255 BELMONT RIVER CLUB CONDOMINIUM AS DELINEATED IN A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 THROUGH 5, BOTH INCLUSIVE, IN THE BOATYARD AT BELMONT AND THE RIVER PHASE II, A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1998 AS DOCUMENT NUMBER 08163174 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020036491 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject to 2001 taxes and subsequent years; also subject to restrictions, conditions, easements of record, and building lines, if any, and the Illinois Condominium Property Act.

Commonly known as: 3255 N. Pier Court, Chicago, Illinois 60618

PIN Number(s): (Also covers other property)

13-24-404-016

13-24-404-036

13-24-404-037

13-24-404-038

13-24-404-039

13-24-404-040

13-24-404-041

13-24-404-008

13-24-404-009

13-24-404-110

13-24-404-114

20945007

UNOFFICIAL COPY

Property of Cook County Clerk's Office