## **UNOFFICIAL COPY**

## SPECIAL WARRANTY DEED

(1422 South Halsted Street)

THIS INDENTURE, made this 66 day of September, 2002 between SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C., an Illinois limited liability company, ("Grantor") and Margaret Barry and Kevin Barry (the "Grantee"),

0020985109

1563/0066 41 001 Page 1 of 2002-09-09 10:49:10 30.50 Cook County Recorder

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(The Above Space for Recorders Use Only)

WITNESSETH, that Grantor, ion an in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, not as Joint Tenants, for as Tenants in Common, BUT AS TENANTS BY THE ENTIRETY, FOREVER, all the following described real estate, situated in the County and State of Illinois known and described as follows, to wit:

## See attached Schedule 1.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, ir erest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever.

Grantor also hereby grants unto Grantee, and Grantee's successors and assigns, as rights and easements appurtenant to the subject real estate described herein, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium for The 1422 South Halsted Street Condominiums, dated as of August 20, 2002, and recorded August 20, 2002 as Document No. 0020915494, as amended from time to time (the "Condominium Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium Declaration for the benefit of the remaining real property described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Condominium Declaration the same as though the provisions of said Condominium Declaration were recited and stipulated at length herein.

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And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (i) general real estate taxes not due and payable as of the date hereof; (ii) assessments or installments not due and payable as of the date hereof; (iii) applicable zoning, planned unit development and building laws, restrictions and ordinances; (iv) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (v) streets, alleys and highways; (vi) party wall agreements, if in 7; (vii) encroachments of the building onto adjoining property; (viii) covenants, conditions, restrictions, permits and agreements of record, including the Condominium Declaration and that certain Declaration of Easements, Covenants and Restrictions for The University Village Homeowners' Association, dated as of January 16, 2002, and recorded January 23, 2002, as Decement No. 0020094785 (the "Homeowners' Declaration") (which covenants, conditions, restrictions, permits and agreements, Grantor hereby reserves subject to the terms of such Homeowners' Declaration); (ix) public, private and utility easements; (x) leases and licenses, if any, affecting the Common Elements (as defined in the Condominium Declaration) or the Common Areas (as defined in the Homeowners' Declaration); (xi) Grantee's mortgage, if any; (xii) rights of the public the City of Chicago and the State of Illinois in and to that part of the property taken and used for loads and highways, if any; (xiii) the Condominium Property Act of the State of Illinois and the City of Chicago Municipal Code; and (xiv) liens and other matters of title or survey over which Gran ee's title insurer is willing to insure without cost to Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the Executive Vice President of Grantor as of the day and year first above written.

SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C.,

an Illinois limited liability company

Scott T. Buser and
1 E. Whaker Drive By:
Suite 3200
Chreago, IL 60601 NF3 L.L.C., an Illinois limited liability company, a member

New Frontier Developments, Co., an Illinois By: corporation, its sole Manager

Vincent G. Forgione

**Executive Vice President** Its:

This instrument was prepared by and after recording return to:-

Jeffrey M. Galkin, Esq. Neal, Gerber & Eisenberg Two North LaSalle Street, Suite 2200 Chicago, Illinois 60602

Send Subsequent Tax Bills to:

Margaret Barry and Kevin Barry 1422 2A S. Halsted Chicago, Illinois 60607

STATE OF ILLINOIS SS. COUNTY OF COOK

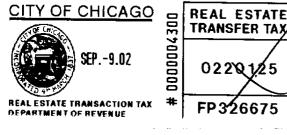
I, Theresa Huston-Mclure, a Notary Public in and for County and State aforesaid, do hereby certify that Vincent G. Forgione, the Executive Vice President of New Frontier Developments Co., an Illinois corporation, the sole manager of NF3 L.L.C., an Illinois limited liability company, a Member of SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C., an Illinois liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Executive Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act on behalf of said entities, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this \_\_\_\_\_\_day of September, 2002.

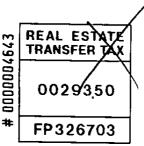
Ohnesa Huston-McClure Notary Public

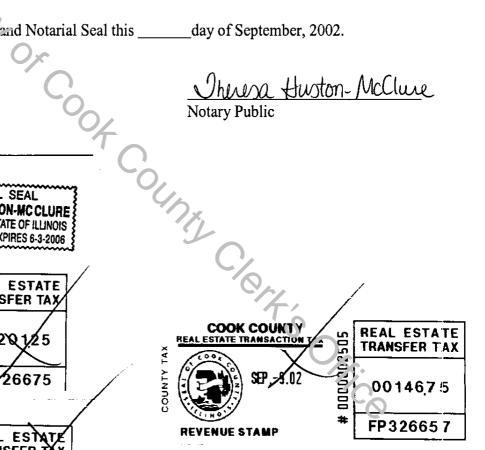
My Commission Expires:

OFFICIAL SEAL THERESA HUSTON-MC CLURE NOTARY PUBLIC, STATE OF ILLINOIS COMMISSION EXPIRES 6-3-2006









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#### **SCHEDULE 1**

#### LEGAL DESCRIPTION OF PROPERTY

#### PARCEL 1

UNIT 2A IN THE 1422 SOUTH HALSTED STREET CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF BLOCK 20 IN ASSESSOR'S DIVISION OF THE EAST HALF OF BLOCK 20 IN BAPRON'S SUBDIVISION OF BRAND'S ADDITION TO CHICAGO IN THE NORTHEAST A OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1861 AS DOCUMENT 45427, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM FOR THE 1422 SOUTH HALSTED STREET CONDOMINIUMS DATED AUGUST 20, 2002, AND RECORDED AUGUST 20, 2002, AS DOCUMENT NUMBER 0020915494, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 30, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0020915494, AS AMENDED FROM TIME TO TIME.

#### PARCEL 3

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 23, 2002 AS DOCUMENT NUMBER 0020094785 FOR THE UNIVERSITY VILLAGE HOMEOWNERS' ASSOCIATION.

COMMON ADDRESS: 1422 South Halsted Street, Chicago, Illinois

#### PERMANENT REAL ESTATE TAX INDEX NO(S).:

17-20-224-020-0000, 17-20-224-021-0000 and 17-20-224-022-0000