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SPECIAL WARRANTY DEED

1780/0015 49 001 Page 1 of 3
2002-09-26 10:27:48
Cook County Recorder 28.50

02-0171

THIS INDENTURE, made this
5 day of April, 2002
between MADISON MONROE
L.L.C., a limited liability 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, Robert Pitzafarro, a single man,
of 55 W. Delaware Street, Chicago, Illinois,
party of the Second part, WITNESSETH



that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) dollars and good and
valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and
pursuant to authority of the Manager of grantor, by these presents does REMISE, RELEASE, ALEIN AND CONVEY
unto the party of the second part, and to their heirs and assigns FOREVER, all the following described real estate, situated
in the County of Cook and State of Illinois known as and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining,
the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title,
interest, claim or demand whatsoever, of the party of the first part, 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 as above
described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, do covenant, promise and agree, to and with the party of
the second part, their 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 encumbered 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: Real Estate Taxes not yet payable, special taxes or assessments for improvements not yet
completed, easements, covenants, agreements, conditions, restrictions and building lines of record and party wall
rights, easements of record; the plat, act of grantee; Illinois Condominium Property Act.

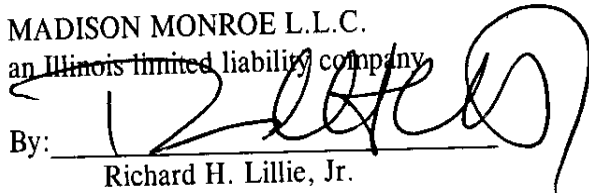
Permanent Real Estate Index Number: 17-17-104-034

Address of Real Estate: 1310 W. Monroe Street, Chicago, IL 60607

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its
Manager, the day and year above written.

MADISON MONROE L.L.C.
an Illinois limited liability company

By:


Richard H. Lillie, Jr.
Vice President of Manager

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Richard H. Lillie, Jr., as Vice President of Manager of Madison Monroe 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 as such Manager appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5 day of April 2002.

Elizabeth L. O'Loughlin

Notary Public

My Commission Expires: _____

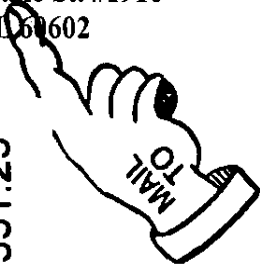
This instrument was prepared by:

Thrush Realty
357 W. Chicago Avenue
Chicago, IL 60610



Mail To:
John Sawin, Esq.
100 N. LaSalle St. #1910
Chicago, IL 60602

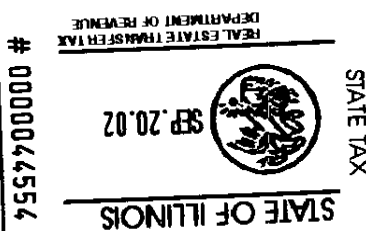
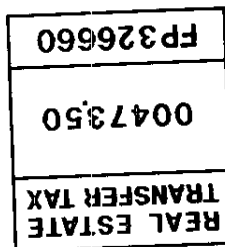
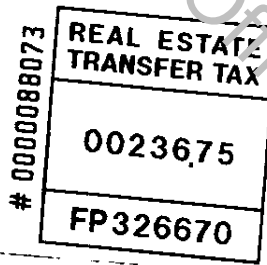
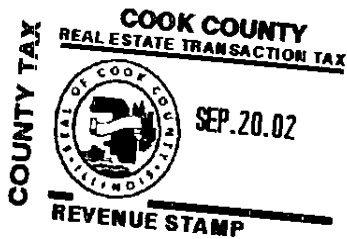
Send Subsequent Tax Bills To:
Robert Pitzferro
1310 W. Monroe Street
Chicago, IL 60607



Real Estate
Transfer Stamp
\$3,551.25



City of Chicago
Dept. of Revenue
288944
09/23/2002 12:13:50 Batch 07219 74



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FILE NUMBER: 02-0171

SCHEDULE A CONTINUED PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

THE EAST 18.0 FEET OF THE WEST 134.95 FEET [EXCEPT THEREFROM THE EAST 4.08 FEET OF THE NORTH 17.83 FEET] OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT: THAT PART OF LOTS 10 AND 11 IN COUNTY CLERK'S SUBDIVISION OF BLOCK 4 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING OF THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 89 DEGREES 52 MINUTES 40 SECONDS WEST 233.74 FEET ALONG THE SOUTH LINE OF SAID LOTS 10 AND 11; THENCE NORTH 00 DEGREES 07 MINUTES 20 SECONDS EAST 57.33 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 40 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID LOTS 10 AND 11 TO THE EAST LINE OF SAID LOT 11; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 57.33 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.