

UNOFFICIAL COPY

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2029/0154 18 001 Page 1 of 4
2002-09-30 11:03:06
Cook County Recorder 30.00

SPECIAL WARRANTY DEED

Prepared by:

Richard J. Rubin
814 North Franklin Street
Suite #300
Chicago, Illinois 60610



0021068444

80 583 20 02 RP

After recording, mail to:

Patrick J. Powers, Ltd.
19 S. LaSalle St. 507
Chicago, IL 60603

Know All Men By These Presents, that 4100 Lincoln, L.L.C., an Illinois limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid, by Michael R. Guzaski and Lindsay A. Hoyt (the "Grantee") of (Grantee's address) 1125 West Oakdale Avenue, Chicago, Illinois 60657

to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents, does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, not in Tenancy in Common, but in JOINT TENANCY, the following described real estate, situated in the County of Cook, in the State of Illinois, to-wit:

For legal description see Exhibit "A" which is attached hereto and made a part hereof.

Commonly known and described as: Unit 212, 4118 North Lincoln Avenue, Chicago, Illinois 60618, and Unit P10, 4100 North Lincoln Avenue, Chicago, Illinois 60618.

Permanent index numbers: 14-18-321-057-0000 and 14-18-321-058-0000

(the "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances");

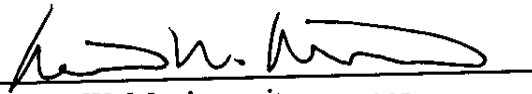
BOX 333-CTI

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TO HAVE AND TO HOLD the Property, not in Tenancy in Common, but in Joint Tenancy forever, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) general real estate taxes not yet due and payable.

EXECUTED the 23rd day of September, 2002.

4100 LINCOLN, L.L.C.
an Illinois limited liability company

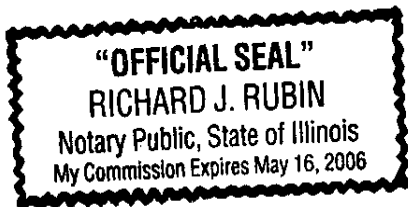
By: 
Robert W. Matthews, its manager

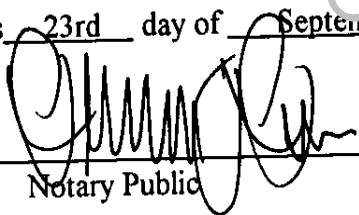
STATE OF ILLINOIS)
)
COUNTY OF COOK)

ss.

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Robert W. Matthews, personally known to me to be the manager of 4100 Lincoln, L.L.C., an Illinois limited liability company, and 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 as such manager, signed and delivered the said instrument 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 this 23rd day of September, 2002.




Notary Public

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EXHIBIT "A"

Legal description

Units 212 and P10 in the 4100 North Lincoln Avenue Condominium as delineated on a survey of the following described real estate:

Lots 217 to 223 in Rudolph's Subdivision of Blocks 4 and 5 of W. B. Ogden's Subdivision of the Southwest 1/4 of Section 18, 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 as Document Number 0020865001 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Grantor also hereby grants to 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 said 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.

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EXHIBIT "B"

Permitted Encumbrances

- (1) real estate taxes not yet due and payable;
- (2) public utility easements;
- (3) all rights, easements, restrictions, conditions and reservations contained in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration;
- (4) provisions of the Condominium Property Act of Illinois (the "Act");
- (5) such other matters as to which the Title Insurer commits to insure Purchaser against loss or damage;
- (6) acts of Purchaser;
- (7) and covenants, conditions, restrictions, and easements of record.

STATE TAX

STATE OF ILLINOIS

SEP. 26. 12

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000037486

REAL ESTATE TRANSFER TAX

0034000

FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

SEP. 26. 02

REVENUE STAMP

0000087608

REAL ESTATE TRANSFER TAX

0017000

FP 102802

CITY TAX

CITY OF CHICAGO

SEP. 26. 02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000018800

REAL ESTATE TRANSFER TAX

0255000

FP 102805

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