



0021015805

1741/0278 18 001 Page 1 of 5

2002-09-17 12:16:35

Cook County Recorder 32.00

This instrument was prepared by:
David G. Spak, Esq.
Two Northfield Plaza
Suite 340
Northfield, Illinois 60093

Send subsequent tax bills to:
Claudia Mion/Thomas McMahon
Unit 304, 2111 West Churchill
Chicago, Illinois 60647

After recording return to:
Michael Woods, Esq.
1 North LaSalle, Suite 1700
Chicago, Illinois 60602

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 4th day of September, 2002, between **Churchill Hoyne, 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 **Claudia H. Mion and Thomas G. McMahon**, of 2319 West Shakespeare, 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 Dollars (\$10.00) and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managing Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

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 demand whatsoever, of the party of the first part, either in law or in equity, of, 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, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Churchill Row Lofts Condominium Association (the "Declaration"), aforesaid, and party of the first part 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.

CTE DB 8034 362 M-CMG W-062 1061

BOX 333-CT1

UNOFFICIAL COPY

Exhibit A

Legal Description

INSERT LEGAL DESCRIPTION

Address of Property: Residential Unit 304 and Garage Unit 45, 2111 West Churchill, Chicago, Illinois 60647

Permanent Index Number: Part of 14-31-321-007-0000

Property of Cook County Clerk's Office

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STREET ADDRESS: 2111-2123 W. CHURCHILL UNIT 304

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:

UNIT NUMBER 304 AND P-45, IN CHURCHILL ROW LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
ALL OF DICKENSON'S SUBDIVISION OF LOTS 1 TO 8 INCLUSIVE IN BLOCK 21 IN YOUNG TRUSTEE'S SUBDIVISION OF THAT PART OF BLOCKS 21 AND 22 IN PIERCES ADDITION TO HOLSTEIN LYING NORTH OF THE NORTH LINE OF RAILROAD RIGHT OF WAY, ALSO LOTS 1, 2, 3 AND 4 AND THE NORTH 12 FEET OF LOT 5 IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED ALLEYS ADJOINING SAID LOTS, SAID PREMISES BEING ALSO DESCRIBED AS BEING AT THE SOUTHWEST CORNER OF CHURCHILL STREET AND NORTH HOYNE AVENUE, IN COOK COUNTY, ILLINOIS;
WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

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Exhibit B

Permitted Exceptions

1. General real estate taxes not yet due and payable;
2. Special taxes or assessments and unconfirmed special assessments;
3. Easements, covenants, restrictions, ordinances, agreements, conditions and building lines of record;
4. Terms and provisions of that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Churchill Row Lofts Condominium Association, including all amendments and exhibits thereto;
5. Applicable zoning and building laws and ordinances;
6. Public and quasi-public utility easements, if any;
7. The Party of the Second Part's mortgage, if any;
8. Plats of dedication and plats of subdivision and covenants thereon;
9. Acts done or suffered by or judgments against the Party of the Second Part, or anyone claiming under Party of the Second Part;
10. Encroachments, if any;
11. Installments due after the Closing for assessments established under the Declaration;
12. Roads and highways, if any;
13. License agreements with the City of Chicago regarding the use of any adjoining public alleys and any charges and other obligations imposed therein; and
14. The Illinois Condominium Property Act.

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