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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 LaSeile, 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 lirst 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 lorde a part hereof.

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

Together with all and singular the hereditaments and appurtenances the eurob belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, remainders, 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, acto 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.

BOX 333-CTI

The about 1 of 8034364 M.C.

# **UNOFFICIAL COPY**

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, its 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 FOREVER DEFEND.

or under it, it will will will are	1 to hometa
IN WITNESS WHEREOF, said party o affixed, and has caused its name to be signed to th year first written above.	f the first part has caused its corporate seal to be hereto ese presents by one of its Managing Members, the day and
	Churchill Hoyne, L.L.C., an Illinois limited
	liability company
	·
	By:
	One of its Managing Members
~/x,	
State of Illinois )	
) ss.	
County of Cook )	
	to the State aforesaid DO HEREBY
I, the undersigned, a notary public in a	nd for said County, in the State aforesaid, DO HEREBY  a Managing Member of Churchill Hoyne, L.L.C.,
CERTIFY that John McLinder	, a Managing Member of Churchill Hoyne, L.L.C.,
to the foregoing instrument, appeared before me	this day in person and acknowledged that he signed, sealed
and delivered the said instrument as his live and	Volume ., not and no serve
liability company, for the uses and purposes the	rein set forta.
	(1) A
Given under my hand and official seal,	this far of September, 2002.
	Low Thacas
11	Notary Public
My Commission Expires: / // 05	- OFFICIAL SEAL
Wil Commission - 1	OFFICIAL SEAL
	LORI F CHACOS
	NOTARY PUBLIC, BTATE OF ILLINOIS
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TATE OF ILLINOIS ~ REAL ESTATE	
TRANSFER TAX	
SEP.12.02 TRANSFER TAX	
SEP.12.02 B 0031500	
002\15.00	CITY OF CHICAGO REAL ESTATE
DEPARTMENT OF REVENUE FP 102808	× × × × × × × × × × × × × × × × × × ×
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COOK COUNTY  REAL ESTATE THANSACTION TAX  TRANSFER	(IE)
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REVENUE STAMP

8 FP 102802

51019<sub>009</sub>

# **UNOFFICIAL COPY**

### Exhibit A

## Legal Description

# INSERT LEGAL DESCRIPTION

Address of Pojerty: Residem.

Permanent Inde: Number: Part Columns Clarks Office. Address of P. or erty: Residential Unit 304 and Garage Unit 45, 2111 West Churchill, Chicago, Illinois 60647

21015805

' STREET ADDRESS: 211 U. OFFIC AL COUNTY 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;

TT.

TO.

COOK COUNTY CLORK'S OFFICE 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

21015805

# **UNOFFICIAL COPY**

#### Exhibit B

# **Permitted Exceptions**

- 1. General real estate taxes not yet due and payable;
- Special taxes or assessments and unconfirmed special assessments; 2.
- Easements, covenants, restrictions, ordinances, agreements, conditions and building lines of record; 3.
- Terms and provisions of that certain Declaration of Condominium Ownership and of Easements, 4. 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;
- Public and quasi-public utility easements, if any; 6.
- The da ty of the Second Part's mortgage, if any; 7.
- Plats of dedication and plats of subdivision and covenants thereon; 8.
- Acts do le or suffered by or judgments against the Party of the Second Part, or anyone claiming under 9. Party of the Second Part;
- 10. Encroachments, if any;
- Installments due a ter the Closing for assessments established under the Declaration; 11.
- 12. Roads and highways, if any;
- License agreements with in City of Chicago regarding the use of any adjoining public alleys and 13. any charges and other obligations imposed therein; and mpc.
  y Act.
- The Illinois Condominium Property Act. 14.

