

UNOFFICIAL COPY

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2487 01 08 44 001 Page 1 of 3

2002-10-21 12:23:00

Cook County Recorder

28.50

SPECIAL WARRANTY DEED

THE GRANTOR, 3434 NORTH ASHLAND AVENUE LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to BRENT A. SHEPHERD and MARIA B. BERARDI, GRANTEES, as tenants by the entirety and not as tenants in common nor as joint tenants with right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
* Shepherd, husband and wife



GIT 43001.34 1/2 MJ

3

LEGAL DESCRIPTION:

PARCEL 1:
UNIT 1S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3430-3432 NORTH ASHLAND AVENUE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0021026012, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. PS-1S, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

SUBJECT TO: (i) non-delinquent general real estate taxes and special taxes or assessments; (ii) the provisions of the Act and Code, including all amendments thereto; (iii) the provisions of the Condominium Documents including all amendments and exhibits thereto, (iv) applicable zoning and building laws and ordinances and other ordinances of record; (v) encroachments, if any, provided that such encroachments shall be endorsed over by the title insurance company, if same are insurable, on Grantees' owner's title insurance policy at Grantor's expense; (vi) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (vii) leases and licenses affecting the Common Elements; (viii) covenants, conditions, agreements, building lines and restrictions of record; (ix) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto; and (x) liens, encroachments and other matters over which the Title Insurance Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in (v), (vii), (viii) or (ix) above shall not prohibit the Purchaser's use of the Unit as a single-family residence.

Grantor Also Hereby Grants to the Grantee, its Successors and Assigns, Rights and Easements Appurtenant to the Subject Unit Described Herein, Rights and Easements for the Benefit of Said Unit Set Forth in the Declaration of Condominium, and Grantor Reserves to Itself, its Successors and Assigns as 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,

03169-SpecialWarrantyDeed-3430-3432NorthAshland,Unit1S-Shepherd-Berardi/Deed-1

0021154601

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.

The Tenant of the Unit Either Waived or Failed to Exercise the Option to Purchase the Subject Unit, or the Tenant Did Not Have an Option to Purchase the Unit Unless the Tenant Is the Purchaser.

The Grantors Warrant to the Grantee and His Successors in Title That They Have Not Created or Permitted to Be Created Any Lien, Charge or Encumbrance Against Said Real Estate Which Is Not Shown among the Title Exceptions Listed Above; and Grantors Covenant That They Will Defend Said Premises to the Extent of the Warranties Made Herein Against Lawful Claims of All Persons.

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 15. 02
REVENUE STAMP



0000004975

REAL ESTATE
TRANSFER TAX
00144.50
FP 103017

STATE OF ILLINOIS
OCT. 15. 02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



0000005261

REAL ESTATE
TRANSFER TAX
00289.00
FP 103014