


SPECIAL WARRANTY DEED  
(ILLINOIS)



1 of 3  
Guerrero E. BR5226576 CTI

|  |             |                          |
|--|-------------|--------------------------|
| STATE OF ILLINOIS<br><br>REAL ESTATE TRANSFER TAX<br>DEPARTMENT OF REVENUE | OCT. 20. 02 | REAL ESTATE TRANSFER TAX |
| # 0000039130   |             | 00263.00                 |
|  |             | FP 102808                |

THIS INDENTURE, made this 20<sup>th</sup> day of September, 2002, between Drexel Development Group, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Michael Ward and Sharon O'Neil, as joint tenants and not as tenants in common party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

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SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, 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, their heirs and assigns, as joint tenants and not as tenants in common, FOREVER.

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, 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. 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:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions, easements and building lines of record, including but not limited to the Agreement for the Sale and Redevelopment of Land dated November 26, 2001 and recorded as document number 0011124442;
- (v) party wall rights and agreements, if any;
- (vi) encroachments (provided such do not materially adversely affect the intended use of the premises);
- (vii) the

BOX 333-CTI

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# UNOFFICIAL COPY

Declaration of 839-45 East 40<sup>th</sup> Owners Association ("Declaration") as amended from time to time; (viii) public and utility easements of record; (ix) private easements of record (provided such do not materially adversely affect the intended use of the premises); (x) installments due after the date hereof for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by Grantee

**PIN:** 20-02-106-012-0000 and 20-02-106-013-0000 (underlying)

**ADDRESS OF PREMISES:** 845 East 40th Street, Chicago, Illinois 60653

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 first above written.

CITY OF CHICAGO



OCT. 20. 02

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 0197250                     |
| FP 102805                   |

Drexel Development Group, LLC, an Illinois limited liability company

By: Herbert Eck  
Herbert Eck, Manager

State of Illinois )

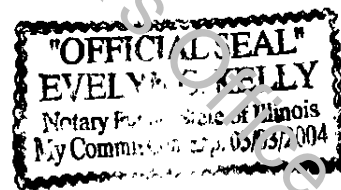
) ss

County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Herbert Eck, Manager of Drexel Development Group, LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged as such Manager, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20<sup>th</sup> day of September, 2002

Evelyn Kelly  
Notary Public



21166746

**INSTRUMENT PREPARED BY:**

Daniel R. Bronson, Esq.  
Bronson & Kahn  
300 West Washington, 14th Floor  
Chicago, IL 60606

**MAIL RECORDED DEED TO:**

Dana K. O' Banion  
Attorney at Law  
~~100 West Monroe~~ 123 W. Madison #900  
Chicago, IL, ~~60653~~ 60602

**SEND SUBSEQUENT TAX BILLS TO**

Michael Ward  
Sharon O'Neil  
845 East 40th Street  
Chicago, IL 60653

COUNTY TAX

|  |
|--|
| COOK COUNTY<br>REAL ESTATE TRANSACTION TAX |
| OCT 20. 02                                 |

REVENUE STAMP

|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 0013150                     |
| FP 102802                   |

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**STREET ADDRESS:** 845 EAST 40TH STREET

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 20-02-106-012-0000

**LEGAL DESCRIPTION:**

THE NORTHEASTERLY 19.51 FEET OF LOTS 1 AND 2, TAKEN AS A TRACT, IN COUNTY CLERK'S DIVISION OF LOTS 24, 25, AND 26 OF BLOCK 14 OF CLEAVERVILLE, BEING THE NORTH PART OF FRACTIONAL SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTH PART OF FRACTIONAL SECTION 35, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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