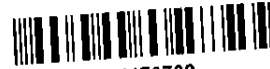


UNOFFICIAL COPY

0021170708

2570092 41 001 Page 1 of 4
2002-10-24 10:55:55
Cook County Recorder 30.50

SPECIAL WARRANTY DEED



0021170708

After Recording Mail To:
Linda Bal & Associates, P.C.
207 North Walnut Street
Itasca, Illinois 60143

Mail Tax bills to:
Allen D. Schau and Pamela S. Schau
270 W 17th Street
Lombard, Illinois 60148

FIRST AMERICAN TITLE order #: TPC10406.A

5 of 9

4
DW

Know All Men By These Presents Shoreline Park of Chicago, LLC, a Delaware 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 to Grantor, by Allen D. Schau and Pamela S. Schau (the "Grantee") whose address is 270 West 17th Street, Lombard, Illinois 60148, 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 the following described property situated in the City of Chicago, Cook County, State of Illinois to-wit:

See Exhibit A

* not as Tenants in Common
but as Joint Tenants
with the Right of Survivorship

Commonly known as: Unit(s) 1138 and V-25, 4980 North Marine Drive, Chicago, Illinois.
Permanent index numbers: Part of 14-03-412-028, 14-08-413-014, 14-08-413-015 and 14-08-413-031 (pre-conversion).

Grantor also hereby grants to Grantee and Grantee's personal representatives, successors and assigns, as rights and easements appurtenant to the Property, the rights and easements for the benefit of the Property set forth in the above-mentioned Declaration and Grantor reserves to itself its successors and or assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This Deed is further subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provision of the Declaration were recited and stipulated at length.

City of Chicago
Dept. of Revenue
290966



Real Estate
Transfer Stamp
\$933.75

10/16/2002 10:50 Batch 02266 8

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 27. 01
COUNTY TAX
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
00074.75
FP326670
000061351

STATE OF ILLINOIS
AUG. 27. 01
STATE TAX



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
00149.50
FP326669
00003758

UNOFFICIAL COPY

Either (a) no tenant had a right of first refusal to purchase the unit(s) on the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"); (b) at the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was occupied and the tenant thereof failed to exercise or waived its first right and option to purchase the Unit, all as provided in the Act or (c) the Grantee was a tenant of the Unit prior to the conversion of the Property to Condominium.

TO HAVE AND TO HOLD the Property, 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.

SHORELINE PARK OF CHICAGO, LLC,
A Delaware Limited Liability Company

By: *Yaakov Litvin*
Yaakov Litvin
Its duly authorized agent

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Yaakov Litvin, personally known to me to be the duly authorized agent of Shoreline Park of Chicago, LLC, a Delaware 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 duly authorized representative, 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 6th day of July, 2001

[Signature]
Notary Public

OFFICIAL SEAL
NONA B BRADY

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/27/03

Prepared by: Nona Brady, 11801 Southwest Highway 2S, Palos Heights, IL 60640

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Exhibit A

Legal Description

Parcel 1: Unit(s)1138 in Shoreline Park Condominium as delineated on a survey of the following described real estate:

Part of Lots 15, 16, and 17 and part of the public alleys vacated by ordinance recorded August 13, 1947 as document 14122456, all in Block 2 in George K. Spoor's Subdivision and Lots 14 to 18, both inclusive, and Lots 28 to 31, both inclusive, in Block 1 and Lots 13 and 14 in Block 2, all in George K. Spoor's Subdivision, all in the Southeast fractional 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as exhibit "D" to the Declaration of Condominium recorded July 6, 2001 as document 0010594079, together with it's undivided percentage interest in the common elements.

Parcel 2: Exclusive right in and to Storage Unit No. 91-80, a limited common element, as delineated and defined in the Declaration of Condominium recorded July 6, 2001 as document 0010594079.

Parcel 3: Parking Rights and easements in Valet Parking space V-25, as delineated and defined in the Declaration of Condominium aforesaid.

Commonly known as: Unit 1138 and V-25, 4980 North Marine Drive, Chicago, Illinois 60640

Permanent index numbers: Part of 14-08-412-028, 14-08-413-014, 14-08-413-015 and 14-08-413-031 (Pre-conversion).

PROPERTY OF COOK COUNTY CLERK'S OFFICE