



0021240471

SPECIAL WARRANTY DEED

Prepared by:

Richard J. Rubin
814 North Franklin Street
Suite #300
Chicago, Illinois 60610

After recording, mail to:

John H. Winand
P.O. Box 651
GLENVIEW, IL 60025

Know All Men By These Presents, that 4100 Lincoln, L.L.C., an Illinois 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, by Timothy P. Fitzsimons (the

"Grantee") of (Grantee's address) 2126 West Cuyler Avenue, Chicago, Illinois 60618 to Grantor, 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 real estate, situated in the County of Cook, in the State of Illinois, to-wit:

For legal description see Exhibit "A" which is attached hereto and made a part hereof.

Commonly known and described as: Units 211 and P11, 4114 North Lincoln Avenue, Chicago, Illinois 60618

Permanent index numbers: 14-18-321-057-0000 and 14-18-321-058-0000

(the "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and

BOX 333-CTI

8058705-Da-TMS (1 of 2)

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EXHIBIT "A"

Legal description

Units 211 and P11 in the 4100 North Lincoln Avenue Condominium as delineated on a survey of the following described real estate:

Lots 217 to 223 in Rudolph's Subdivision of Blocks 4 and 5 of W. B. Ogden's Subdivision of the Southwest 1/4 of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0020866001 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Grantor also hereby grants to grantee, 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 Declaration of Condominium, aforesaid, and grantor 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.

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

NOV.-7.02

REVENUE STAMP

0000040432

REAL ESTATE TRANSFER TAX
00188.75
FP 102802

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY TAX

NOV.-7.02

0000020171

REAL ESTATE TRANSFER TAX
02831.25
FP 102805

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EXHIBIT "B"

Permitted Encumbrances

- (1) real estate taxes not yet due and payable;
- (2) public utility easements;
- (3) all rights, easements, restrictions, conditions and reservations contained in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration;
- (4) provisions of the Condominium Property Act of Illinois (the "Act");
- (5) such other matters as to which the Title Insurer commits to insure Purchaser against loss or damage;
- (6) acts of Purchaser;
- (7) and covenants, conditions, restrictions, and easements of record.

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