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2002-11-13 11:54:34

Cook County Recorder

30.50

SPECIAL WARRANTY DEED

④ TENANTS BY THE ENTIRETY

After Recording Mail To:



0021247775

GORDON S. HIRSCH

5901 N. CICERO AVE #405

CHICAGO IL 60646-5716

Mail Tax bills to:

JOSEPH L. IANNONE AND PRISCILLA IANNONE

655 W. IRVING PARK RD #2112

CHICAGO IL 60613

FIRST AMERICAN TITLE order # 161870

2 of 2

36

This 11th day of November, 2002, Know All Men By These Presents PARK PLACE TOWER I, 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 JOSEPH L. IANNONE AND PRISCILLA IANNONE, MARRIED (the "Grantee") whose address is 655 W IRVING PARK #2112 Chicago IL 60613 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, as ~~not in tenants in common~~ but in joint tenancy, the following, described property situated in the City of Chicago, Cook County, State of Illinois to-wit:

See Exhibit A

Commonly known as: Unit(s) B-146, 655 West Irving Park Road, Chicago, Illinois 60613

Permanent index numbers: Part of 14-21-101-031-0000, 14-21-101-032-0000 and 14-21-101-034-0000 (Pre-conversion).

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the 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, 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, restrictions, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provision of said Declaration were recited and stipulated at length.

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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, subject to the Permitted Encumbrances.

PARK PLACE TOWER I, LLC,  
A Delaware Limited Liability Company

By: \_\_\_\_\_

Yaakov Litvin

Its duly authorized agent

STATE OF ILLINOIS §

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 Park Place Tower I, 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 11th day of November, 2002.

Valerie L. Hedge  
Notary Public



Prepared by: Valerie L. Hedge, Esq., 655 W. Irving Park Road, Chicago, Illinois 60613.

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## Exhibit A

### Legal Description

*Parcel 1:* Unit(s) B-146 in Park Place Tower I, a condominium as delineated on plat of survey, which plat of survey is attached as Exhibit "E" to the Declaration of Condominium recorded October 31, 2001 in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 0011020878, together with a percentage of the common elements appurtenant to the unit as set forth in said declaration of condominium, in the Northwest Fractional  $\frac{1}{4}$  of Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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Permanent index numbers: Part of 14-21-101-031-0000, 14-21-101-032-0000 and 14-21-101-034-0000 (Pre-conversion).

Property of Cook County Clerk's Office  
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**UNOFFICIAL COPY****STATEMENT BY GRANTOR AND GRANTEE**

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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Nov 19 2002 Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before  
me by the said Joseph Tamm affiant  
this 19 day of Nov

Notary Public [Signature]

OFFICIAL SEAL  
SCHERYL J. JOYNER  
Notary Public - State of Illinois  
My Commission Expires Dec 20, 2006

The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 11/7/02, 19 2002 Signature [Signature]  
Grantee or Agent

COUNTY OF COOK  
STATE OF ILLINOIS

Subscribed and sworn to before  
me by the said CATHERYN BROWNE, affiant  
this 7th day of NOVEMBER  
19 2002

Notary Public [Signature]

OFFICIAL SEAL  
VALENE L HEDGE  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 11/28/06

Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)