

UNOFFICIAL COPY 0021269922

3235/0029 18 001 Page 1 of 4  
2002-11-18 09:02:39  
Cook County Recorder 30.00

**SPECIAL WARRANTY DEED  
(ILLINOIS)**



1003  
BR 58276592 CTIC (M. H. Abbott)

4

THIS INDENTURE, made this 6 day of Nov 2002, between Dante Terrace Condominiums, L.L.C., 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 Denise D. Latham-Lee, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100 THS (\$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, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her 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:

**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, her heirs and assigns, 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; and 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;
- (v) party wall rights and agreements, if any;
- (vi) encroachments;
- (vii) the Declaration of Condominium Ownership and of Easements Restrictions and Covenants for Dante Terrace Condominium ("Declaration") as amended from time to time;
- (viii) public and utility easements of record;
- (ix) private easements of record;
- (x) limitations and conditions imposed by the Illinois Condominium Property Act;
- (xi) installments due after the date hereof for assessments levied pursuant to the Declaration; and
- (xii) acts done or suffered

BOOK 353-611

# UNOFFICIAL COPY

STATE TAX

**STATE OF ILLINOIS**



NOV. 14.02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0069040704

REAL ESTATE TRANSFER TAX
0019600
FP 102808

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX



NOV. 14.02


REVENUE STAMP

# 0000040831

REAL ESTATE TRANSFER TAX
0009800
FP 102802

CITY TAX

**CITY OF CHICAGO**



NOV. 14.02

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000020374

REAL ESTATE TRANSFER TAX
0147000
FP 102805

21269922

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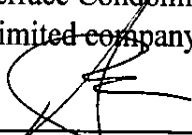
by grantee

**PIN:** 20-23-406-018-0000 and 20-23-406-019-0000 (underlying)

**ADDRESS OF PREMISES:** 6800 South Dante Avenue, #3, Chicago, Illinois 60637

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.

Dante Terrace Condominiums, L.L.C., an  
Illinois limited company

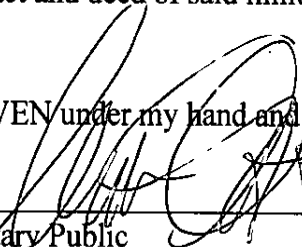
By:   
Angelo Rose, Manager

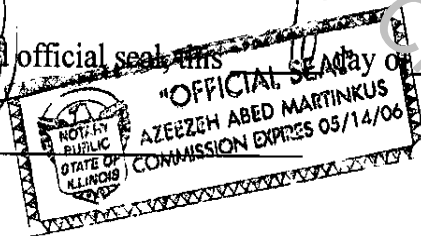
State of Illinois )

County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Angelo Rose, Manager of Dante Terrace Condominiums, L.L.C., 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 14th day of March, 2002.

  
Notary Public



**INSTRUMENT PREPARED BY:**  
Daniel R. Bronson, Esq.  
Bronson & Kahn LLC  
150 North Wacker Drive, Suite 1400  
Chicago, IL 60606

**MAIL RECORDED DEED TO:**  
Denise D. Latham-Lee  
6800-3 South Dante Terrace  
Chicago, IL 60637

**SEND SUBSEQUENT TAX BILLS TO**  
Denise D. Latham-Lee  
6800 South Dante Avenue, #3  
Chicago, IL 60637

**21269922**

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Property of Cook County Clerk's Office

2025

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Exhibit "A"

Unit 6800-3 and P-4 in Dante Terrace Condominium as delineated on a survey of the following described real estate: Lots 1, 2 and the North 1/2 of Lot 3 in Block 3 in Pearce and Benjamin's Subdivision of the North 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 38 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration recorded as Document-0020163936; together with its undivided percentage interest in the common elements, in Cook County, Illinois

**GRANTOR ALSO HEREBY GRANTS TO THE 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.**

**THE TENANT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.**

21269922

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10/10/11