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0021225659

300/0192 05 001 Page 1 of 3

2002-11-06 11:06:57

Cook County Recorder 28.00

SPECIAL WARRANTY DEED
ILLINOIS

UPON RECORDING MAIL TO:
Paul G. Hull, Esq.
Stahl Cowen Crowley LLC
55 West Monroe, Suite 500
Chicago, Illinois 60603



0021225659

SEND SUBSEQUENT TAX BILLS TO:
Antonio J. Torres
381 Crestwood
Wood Dale, Illinois 60191

The grantor, **PAULINA STREET CONDOS, L.L.C.**, an Illinois limited liability company ("Grantor"), of 1133 South Wabash, Unit 1, Chicago, Illinois 60605, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Antonio J. Torres, a married individual as his sole and separate property** ("Grantee"), of 381 Crestwood, Wood Dale, Illinois 60191, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit: **SEE ATTACHED EXHIBIT A.**

and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: covenants, conditions and restrictions of record and general real estate taxes for the year 2001 (~~second installment~~) and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts. *FGW*

The Tenant of Unit 41-3 had no right of first refusal.

Grantor also hereby grants to the Grantee, their 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 described in Exhibit A hereto, 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 17-07-430-019-0000; 17-07-430-020-0000
Address of real estate: 35-45 North Paulina, Unit 41-3, Chicago, Illinois 60612

Dated this 4th day of October, 2002. Paulina Street Condos L.L.C., an Illinois limited liability company,

By: *Frank P. Costa*
Name: Frank P. Costa
Title: Manager

8040343 Mundell CTC 10/1 no abs

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BOX 333-CTI

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE

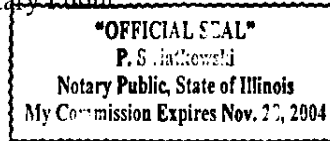
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State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank P. Costa, Manager of Paulina Street Condos, L.L.C., an Illinois limited liability company, 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 signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth, including the release and waiver of the right of homestead..

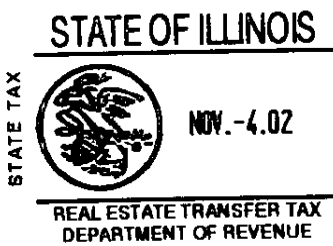
Given under my hand and official seal, this 9th day of October, 2002.

P. S. Jankowski
Notary Public



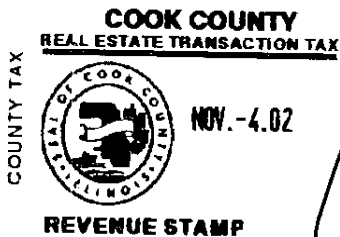
This instrument prepared by: Paul G. Hull, Esq.
Stahl Cowen Crowley LLC
55 West Monroe Street
Suite 500
Chicago, Illinois 60603

Property of Cook County Clerk's Office



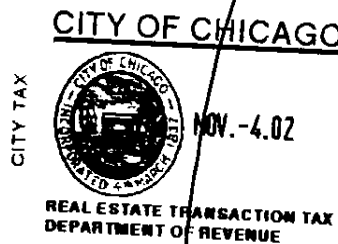
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EXHIBIT A

LEGAL DESCRIPTION

21225659

UNIT 41-3 IN PAULINA STREET CONDOS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

Parcel 1:

LOT 1 AND THE WEST 8.24 FEET OF THE NORTH 34 FEET OF LOT 2 IN THE SUBDIVISION OF THE SOUTH ½ OF LOT 5 IN PAGE AND WOODS SUBDIVISION OF BLOCK 64 IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

Parcel 2:

LOT 2 (EXCEPT THE WEST 8.24 FEET OF THE NORTH 34 FEET THEREOF) IN THE SUBDIVISION OF THE SOUTH ½ OF LOT 5 IN PAGE AND WOODS SUBDIVISION OF BLOCK 64 IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION RECORDED AS DOCUMENT 0020893845, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N.(s):

17-07-430-019-0000 and 17-07-430-020-0000

Address of real estate:

35-45 North Paulina, Unit 41-3, Chicago, Illinois 60612

Property of Cook County Clerk's Office