

UNOFFICIAL COPY

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2002-12-16 11:16:19

Cook County Recorder

30.50

SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)



0021394390

CAUTION: under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 31st day of October, 2002 between 1260 W. WASHINGTON, LLC, a limited liability company duly authorized to transact business in the State of Illinois, party of the first part, and WALTER M. KELLY

, party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or 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, its 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, its 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: SEE ATTACHED EXHIBIT "B"

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, 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 describe 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.

Permanent Real Estate Index Number(s): Part of 17-08-329-019-0000
Address of Real Estate: 1260 W. Washington, Unit 208 and P.S. P-1, Chicago, IL 60607

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Members, this 31st day of October, 2002.

1260 W. WASHINGTON LLC, an Illinois limited liability company
By: STONEGATE DEVELOPMENT, INC., a Delaware corporation doing business as STONEGATE DEVELOPMENT OF ILLINOIS, INC., a Delaware corporation
Its: Manager

By: [Signature]
Name: Samuel L. Persico
Its: President

NANK
MJD
01022229
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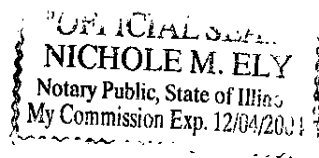
State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Samuel L. Persico personally known to me to be President of

STONEGATE DEVELOPMENT, INC. doing business as STONEGATE DEVELOPMENT OF ILLINOIS, INC., manager of 1260 W. WASHINGTON, LLC, appeared, before me this day in person and severally acknowledged that as such Member he signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal this 31st day of October, 2002

Commission expires 12.4.04



Nichole M. Ely
NOTARY PUBLIC

This instrument was prepared by Gary L. Plotnick
Schain, Burney, Ross, & Citron LTD
222 North LaSalle Street, Suite 1920
Chicago, Illinois 60601

MAIL TO:

Susan Lynch
3738 N. Southport
Chicago, IL 60613



SEND SUBSEQUENT TAX BILLS TO:

Walter M. Kelly
1260 W. Washington, Unit 208
Chicago, Illinois 60607

OR RECORDER'S OFFICE BOX NO. _____

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 208 AND PARKING SPACE UNIT P-1 IN WESTGATE TERRACE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 (EXCEPT THE NORTH 61 FEET) IN ASSESSOR'S DIVISION OF PARTS OF BLOCKS 4 AND 5 (EXCEPT THE NORTH 35 FEET) LOTS 7, 8 AND (EXCEPT THE WEST 2 FEET) LOT 6, ALL OF LOT 9 IN BLOCK 5 AND THE NORTH PART OF LOT 1 AND OF LOT 2 EAST OF THE WEST 102 FEET OF BLOCK 4, IN WRIGHTS ADDITION TO CHICAGO, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 4, 2002 AS DOCUMENT NUMBER 0021091433, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR LIGHT AND AIR AND INGRESS AND EGRESS IN FAVOR OF PARCEL 1 OVER THE SOUTH 12 1/2 FEET OF THE NORTH 61 FEET OF THE EAST 69 1/2 FEET OF LOT 1 IN THE ASSESSOR'S DIVISION AS CREATED BY RESERVATION IN THE FOLLOWING DEED TO PETER DEJONGHE:

- (1) FROM CHINA LEE LOGEMAN DATED JANUARY 26, 1945 AND RECORDED FEBRUARY 15, 1945 AS DOCUMENT NUMBER 13448963.
- (2) FROM JOHN LOGEMAN, III AND MABEL W. LOGEMAN, HIS WIFE, DATED JANUARY 25, 1945 AND RECORDED MARCH 14, 1945 AS DOCUMENT NUMBER 13465539.
- (3) FROM CHINA ROBBINS LORING, FORMERLY CHINA ROBBINS LOGEMAN ROBBINS IBSEN AND EDWARD D., HER HUSBAND DATED JANUARY 25, 1945 AND RECORDED MARCH 14, 1945 AS DOCUMENT NUMBER 13465540, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 4, 2002 AS DOCUMENT NUMBER 0021091432.

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EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Applicable zoning and building laws and building line restrictions, and ordinances.
3. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
4. Streets and highways, if any.
5. Utility easements, if any, whether recorded or unrecorded.
6. Covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration and the Easement and Operating Agreement covering the Condominium property and the adjacent property.
7. The Condominium Property Act of Illinois.
8. Schedule B exceptions listed in Near North National Title Corporation Commitment Number 01022229.

CITY TAX

CITY OF CHICAGO



DEC. 12. 02


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004713

REAL ESTATE TRANSFER TAX
0198750
FP326675

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC. 12. 02


REVENUE STAMP

0000002924

REAL ESTATE TRANSFER TAX
0013250
FP326657

STATE TAX

STATE OF ILLINOIS



DEC. 12. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000005062

REAL ESTATE TRANSFER TAX
0026500
FP326703