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GEORGE E. COLE®
LEGAL FORMS

No. 803 REC
February 1996

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2002-11-27 07:31:36
Cook County Recorder 28.00

**SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)**



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Above Space for Recorder's use only

THIS AGREEMENT, made this 30th day of August, 2002, between _____

The Boatyard-Chicago, L.L.C., a company created and existing under and by virtue of the laws of the

State of Illinois and duly authorized to transact business in the State of Illinois, party of the first

part, and Michael Gordon and Lee Gordon, Husband and Wife, not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety,
2 E Oak St #3410 Chicago IL 60611 (Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of _____

Ten and no/100---(10.00)--- Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Managers of said

company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to it's heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

(see legal description attached hereto)

Together with all and singular the hereditaments and appurtenances thereto 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, it's 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, it's 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 incumbered 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:

Permanent Real Estate Number(s): see attached (also covers other property)

Address(es) of real estate: 3257 N. Bay Court, Chicago, Illinois 60618

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.
Sr. Investment Mgr.

THE BOATYARD-CHICAGO, L.L.C.
By: Hearthstone Advisors, Inc., its Manager
(Name of Corporation)

By: Cindy Gilmore
Cindy Gilmore, Sr. Investment Mgr. President

Attest: _____

Burnside Construction Management Company Secretary

This instrument was prepared by Irene Smetana, 2400 Wisconsin Avenue, Downers Grove, IL 60515-4019
(Name and Address)

BOX 333-CTI

1 of 2

2

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3/25

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MAIL TO: THOMAS T. ECK, JR.
(Name)
39 S. LASALLE ST. #720
(Address)
CHICAGO, ILL. 60603
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Michael & Lee Gordon
(Name)
3257 N. Bay Court
(Address)
Chicago, Illinois 60618
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF Illinois }
COUNTY OF Will } ss.

I, the undersigned, _____ a Notary Public
in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Cindy Gilmore,
Sr. Investment Mgr.
personally known to me to be the President of Hearthstone Advisors, Inc., manager for
a company corporation, and The Boatyard-Chicago, L.L.C., personally known to me to be the
Secretary of said corporation, and personally known to me to be the same persons whose
names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that
as such Sr. Investment Mgr. President and Secretary, they signed and
delivered the said instrument and cause the corporate seal of said corporation to be affixed thereto
authority, given by the Board of Managers of said corporation as their free and voluntary
act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of August 19 2002
[Signature]
Notary Public

Commission expires _____
OFFICIAL SEAL
IRENE R. SMETANA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7-24-2005

STATE OF ILLINOIS
ST. TE TAX
NOV. 22. 02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000041118
REAL ESTATE TRANSFER TAX
0037050
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
NOV. 22. 02
REVENUE STAMP

0000041244
REAL ESTATE TRANSFER TAX
0018525
FP 102802

CITY OF CHICAGO
CITY TAX
NOV. 22. 02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000020569
REAL ESTATE TRANSFER TAX
0277875
FP 102805

Box _____
SPECIAL WARRANTY DEED
Corporation to Individual

MAIL TO: _____
GEORGE E. COLE®
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Legal Description Attachment

UNIT 25-3257 IN BELMONT RIVER CLUB CONDOMINIUM AS DELINEATED IN A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 THROUGH 5, BOTH INCLUSIVE, IN THE BOATYARD AT BELMONT AND THE RIVER PHASE II, A SUBDIVISION OF PART OF THE SOUTH EAST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1998 AS DOCUMENT NUMBER 08163174, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020036491 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"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 UNTO 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."

Subject to 2002 taxes and subsequent years; also subject to restrictions, conditions, easements of record, and building lines, if any, and the Illinois Condominium Property Act.

Commonly known as: 3257 N. Bay Court, Chicago, Illinois 60618

PIN Number(s): (Also covers other property)

13-24-404-016-0000

13-24-404-017-0000

13-24-404-018-0000

