

UNOFFICIAL COPY

0021332099

9661/0833 15 005 Page 1 of 3

2002-12-04 09:07:10

Cook County Recorder 28.50

SPECIAL WARRANTY DEED



0021332099

THE GRANTOR, WRL Development L.L.C., an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid and pursuant to authority given by the Members of said Company, CONVEYS AND WARRANTS to Michael Czerniuk and Amanda Czerniuk, of 1212 S. Michigan, Chicago, IL 60605, husband and wife, as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

6702921 1/2 p
RECORDER'S STAMP

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO AND MADE A PART HEREOF

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, or, in and to the above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it, subject to: SEE ATTACHED EXHIBIT "A".

Permanent Index Number(s): 17-22-106-050, 051, 052 and 053

Property Address: 1528 S. Wabash Ave., Chicago, Illinois 60605

#603

In Witness Whereof, said Grantor has executed this Deed, this 24th day of September, 2002.

WRL DEVELOPMENT L.L.C., an Illinois limited liability company

By: 
Linda Karp, Member

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STATE OF ILLINOIS)SS
COUNTY OF COOK)

21332099

The undersigned, a Notary Public in and for said County, in the State aforesaid, HEREBY CERTIFIES THAT Linda Karp personally known to me to be the Managing Member of WRL Development L.L.C., an Illinois limited liability company, appeared before me this day in person, and acknowledged that as such Member, she signed, sealed and delivered this instrument, as her free and voluntary act and on behalf of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24th day of September, 2002.

Notary Public



This instrument was prepared by:

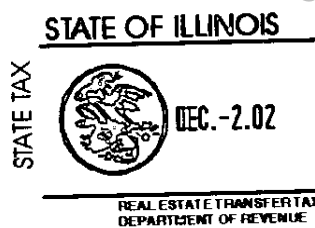
Jeffrey C. Rappin, Esq.
208 S. LaSalle, Suite 1100
Chicago, Illinois 60604

mail to:

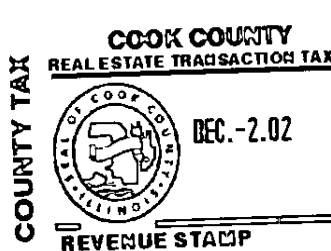
Michael & Amanda Czerniak
1528 S. Wabash #603
Chicago IL 60603

g:\Karp\WRLDevelopment\Special Warranty Deed.wpd
8/13/02

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
294565 \$1,492.50
11/29/2002 08:15 Batch 05323 2



REAL ESTATE TRANSFER TAX
00199.00
0000045403
FP326669



REAL ESTATE TRANSFER TAX
00099.50
0000092731
FP326670

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EXHIBIT A LEGAL DESCRIPTION

21332099

UNIT 603 AND PARKING SPACE 09 IN IMPERIAL LOFTS, A CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 4 (EXCEPT THE SOUTH 10 FEET OF THE WEST 4 FEET OF THAT PART OF SAID LOT 4 LYING EAST OF THE ALLEY IN USE, AS CONVEYED TO THE SOUTH SIDE ELEVATED RAILROAD COMPANY BY WARRANTY DEED RECORDED OCTOBER 3, 1904 IN BOOK 8553, PAGE 637, AS DOCUMENT NUMBER 3600694) AND LOT 2 (EXCEPT THE NORTH 150 FEET THEREOF) AND ALL OF LOT 3 IN BLOCK 26 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED OCTOBER 17, 1942 AS DOCUMENT NUMBER 12974853), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOV 22, 2002 AS DOCUMENT NUMBER: 00212 97544 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS INDIVIDUAL PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Imperial Lofts, a Condominium, the same as though the provisions of said Declaration were recited and stipulated at length herein.

Grantor also hereby grants to the Grantee, its successors and assigns, its 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 Ownership; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.