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SPECIAL WARRANTY DEED

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4113/0431 45 001 Page 1 of 4
2002-12-27 12:42:32
Cook County Recorder 30.50



The GRANTOR, **KENMORE DEVELOPMENT, L.L.C.**, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, CONVEYS and WARRANTS to **JASON J. SCHAPER** and **WENDY L. SCHAPER**, husband and wife, of 2110 North Seminary, Unit 1, Chicago, Illinois

For Recorder's Use Only

60614, not as Tenants in Common nor as Joint Tenants but as Tenants By The Entirety, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

TICOR TITLE INSURANCE

Legal Description set forth on Exhibit "A" attached hereto and by this reference incorporated 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(s): 14-29-408-035-0000

Address(es) of Real Estate: 2648 North Seminary, Unit 1, Chicago, Illinois 60614

Grantor also hereby grants to Grantee, its successors and assigns, as 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 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, restrictions, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provision of said Declaration were recited and stipulated at length.

Either (a) no tenant had a right of first refusal to purchase the unit(s) on the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"), (b) at the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was occupied and the tenant thereof failed to exercise or waved its first right and option to purchase the Unit, all as provided in the Act, or (c) the Grantee was a tenant of the Unit prior to the conversion of the Property to Condominium.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER and the Grantor hereby does bind itself its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof; by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

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COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

DEC. 24. 02

REVENUE STAMP

0000006065

REAL ESTATE TRANSFER TAX
00177.50
FP326707

STATE OF ILLINOIS

STATE TAX

DEC. 24. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000006126

REAL ESTATE TRANSFER TAX
00355.00
FP 102809

CITY OF CHICAGO

CITY TAX

DEC. 24. 02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006606

REAL ESTATE TRANSFER TAX
02262.50
FP 102803

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DATED this 27th day of September, 2002

KENMORE DEVELOPMENT, L.L.C.

By: David Sherman (SEAL)

Print: DAVID SHERMAN
Its duly authorized agent

21443829

State of Illinois, County of Cook, SS: I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Sherman, 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/she signed, sealed and delivered the said instrument as his/her free and voluntary act, 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 27th day of September, 2002

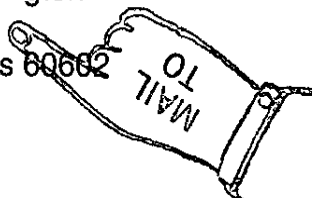
Commission expires 6/11, 2002

[Signature]
Notary Public

This instrument was prepared by Stephen E. Vargo, 77 West Washington, Suite 1620, Chicago, IL 60602



MAIL TO: STEPHEN E. VARGO
77 West Washington
Suite 1620
Chicago, Illinois 60602



SEND SUBSEQUENT TAX BILLS TO:
JASON SCHAPER and WENDY SCHAPER
2648 North Seminary
Unit 1
Chicago, Illinois 60614

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Property of Cook County Clerk's Office

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000492511 CH
STREET ADDRESS: 2648 N. SEMINARY UNIT 1
CITY: CHICAGO COUNTY: COOK COUNTY
TAX NUMBER: 14-29-408-035-0000

LEGAL DESCRIPTION:

UNIT NUMBER 1 IN THE 2648 SEMINARY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 5 IN WECKLERS SUBDIVISION OF BLOCK 3 OF OUTLOT 12 IN THE CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 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 JANUARY 8, 2001 AS DOCUMENT NUMBER 0010019140; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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