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2000-03-31 13:41:51  
Cook County Recorder 27.50

SPECIAL WARRANTY DEED

MTC 2025651/GH

MAIL TO:

Gail Williams

4419 N Racine #2S

Chicago IL 60640



SEND TAX BILLS TO: ↑

THIS INDENTURE, made this 21<sup>st</sup> day of February, 2000, between Clifton-Racine Co-ops, an Illinois not-for-profit corporation, as party of the first part, and Gail Williams of Unit 2S, 4419-4421 North Racine, Chicago, Illinois, party of the second part, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the By-Laws of said not for profit corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, their heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

3W  
to  
AFR

PARCEL ONE:

UNIT 2S IN THE 4419-21 NORTH RACINE CONDOMINIUM ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 329 AND THE NORTH 10 FEET OF LOT 330 IN THE WILLIAM DEERING SURRENDEN SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 00122113 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

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PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE 2S, AND STORAGE SPACE 2S, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00122113.

"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 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."

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

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 party, 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, their 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, their 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: covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments and general real estate taxes for the year 1999 and subsequent years.

Permanent Real Estate Index Number: 14-17-224-007-0000 (PIN affects underlying land)

Address of real estate: Unit 2S, Parking Space 2S, & Storage Space 2S, 4419-21 North Racine, Chicago, Illinois

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

Clifton-Racine Coops, Inc.,  
An Illinois not-for-profit corporation

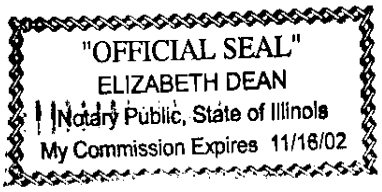
By: Demetria Jazetto  
Its President

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK    )

I, Elizabeth Dean, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Demetria Jazetto personally known to me to be the President of Clifton-Racine Coops, an Illinois not-for-profit corporation, and 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 severally acknowledged that as President, she signed and delivered the said instrument, pursuant to authority, given by the corporation by-laws as her 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 21st day of February, 2000

Elizabeth Dean  
NOTARY PUBLIC



Exempt under provisions of Paragraph E, Section 4. Real Estate Transfer Tax Act.

2/21/00  
Date

[Signature]  
Buyer, Seller or Representative

This instrument prepared by: Mulryan & York, Attorneys at Law, 3442 N. Southport Avenue, Chicago, IL 60657

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## STATEMENT BY GRANTOR AND GRANTEE

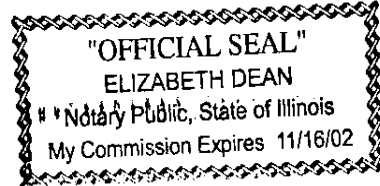
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 29, 2000 Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this  
29th day of March, 2000

Notary Public [Signature]

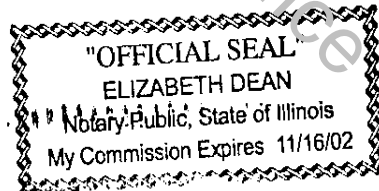


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 29, 2000 Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this  
29th day of March, 2000

Notary Public [Signature]



**Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent Offenses.**