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27/07/005) 21 001 Page 1 of 4
2000-04-14 12:45:28
Cook County Recorder 27.50

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

THIS AGREEMENT, made this 11th day of April, 2000, between FIRST AMERICAN BANK, an Illinois corporation, as GRANTOR, 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 and BRETT M. STICE, a single man, 1326 W. George #3, Chicago, IL, as GRANTEE(S), WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to the authority given by the Board of Directors of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S) 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:

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 thereon, and all the estate, right, title, interest, claim or demand whatsoever, of GRANTOR, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises as above described.



City of Chicago
Dept. of Revenue
223870



Real Estate
Transfer Stamp
\$2,058.75

04/12/2000 16:23 Patch 01656 64

THE ABOVE SPACE FOR
RECORDER'S USE ONLY

And the GRANTOR, for itself, and its successors, does covenant, promise and agree to and with the GRANTEE(S), 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, WILL WARRANT AND DEFEND, subject to those exceptions set forth on attached Exhibit B.

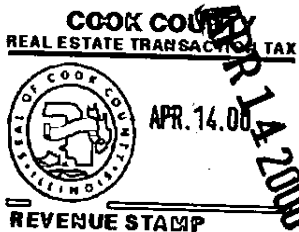
PIN#: Part of 14-29-303-002

Address of Real Estate: 2750 North Wayne Avenue, Unit L and Parking Unit 16, Chicago, Illinois (the "Unit")

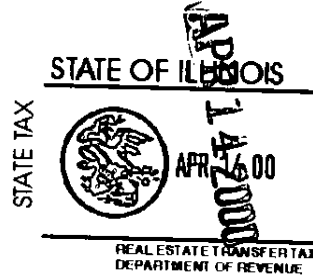
IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its authorized officer the day and year first above written.

FIRST AMERICAN BANK,
an Illinois corporation

By: Allen F. [Signature]
Authorized Officer



0000022050
REAL ESTATE TRANSFER TAX
0013725
FP326670



0000010828
REAL ESTATE TRANSFER TAX
0027450
FP326660

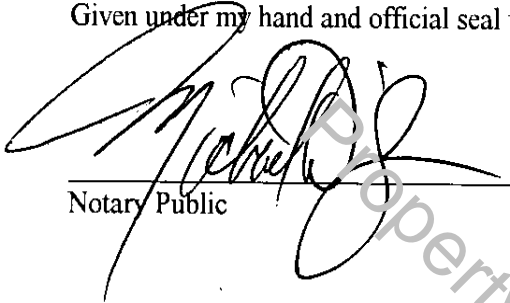
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Allen McGuire, personally known to me to be an authorized officer of FIRST AMERICAN BANK, 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 acknowledged that as such authorized officer he signed, sealed and delivered said instrument as his own 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 11th day of April, 2000.

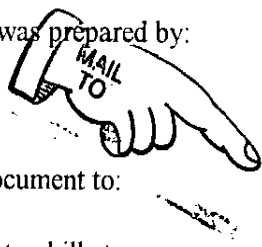


Notary Public



SEAL

This instrument was prepared by:



Glenn D. Taxman, Esq.,
Much, Shelist, Freed, Denenberg, Ament & Rubenstein, P.C.
200 North LaSalle Street, Suite 2100, Chicago, IL 60601-1095

Mail recorded document to:

H. THLUN 11 E. BUSSE AV #504 MT. PROSPECT IL 60056

Send subsequent tax bills to:

BRETT STICE, 2750 N. WAYNE #C
CHICAGO IL
60614

Property of Cook County Clerk's Office

SCHEDULE A
ALTA Commitment
File No.: 79528

LEGAL DESCRIPTION

Parcel 1:

Unit L with parking space P-16 together with its undivided percentage interest in the common elements in Filmstrip Lofts Condominium, as delineated and defined in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Filmstrip Lofts Condominium recorded with the Cook County Recorders Office on July 22, 1999, as document number 99701987, in the Southwest ¼ of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Reciprocal easements created by Declaration of Covenants, Conditions, Restrictions, Party Walls and easements for the First American Bank Building recorded with the Cook County Recorder's Office on July 22, 1999 as document number 99701986.

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EXHIBIT B

(a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Filmstrip Lofts Condominium, recorded with the Cook County Recorder's Office on July 22, 1999 as Document No. 99701987 (the "**Declaration**"), and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements which may hereafter be executed by Grantor and any easements which may be established by or implied from the Declaration and the Declaration of Covenants, Conditions, Restrictions, Party Walls and Easements for the First American Bank Building recorded with the Cook County Recorder's Office on July 22, 1999 as Document No. 99701986 (the "**Reciprocal Agreement**") or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (j) general taxes not yet due and payable; (k) installments due after the date hereof of assessments established pursuant to the Declaration and Reciprocal Agreement; (l) terms, provisions, covenants, conditions and restrictions contained in the Reciprocal Agreement; and (m) acts done or suffered by Grantee(s) or anyone claiming by, through or under Grantee(s).

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