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2000-04-18 12:41:30
Cook County Recorder 29.00



MAIL TO:
Richard Hirschtritt
Zabrinson Fox
T E. Wacker #3800
Chicago, IL 60601

ABOVE SPACE FOR RECORDER'S USE ONLY

30034\005\0004366

TICOR TITLE INSURANCE

SPECIAL WARRANTY DEED
(Tenants by the Entirety)

585

This indenture, made this 1st day of March, 2000, between The Sexton L.L.C., a limited liability 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 Richard Hirschtritt and Lois Hirschtritt, husband and wife, 501B North Kingsbury (Unit # B3) Chicago, IL 60610, party of the second part, not in tenancy in common, or in joint tenancy but as tenants by the entirety, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Managing Member, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, not in tenancy in common, or in joint tenancy but as tenants by the entirety, and to their 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:

As more fully described in Exhibit A attached hereto.

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, 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:

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(a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;

(b) Special taxes or assessments for improvements not yet completed;

(c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;

(d) The Declaration for the Sexton, including matters relating to the Sexton Condominium (the "Declaration"); including all Exhibits thereto, as amended from time to time;

(e) The Illinois Condominium Property Act;

(f) The Plat attached as Exhibit C to the Declaration;

(g) Applicable zoning and building laws and ordinances;

(h) Roads and highways, if any;

(i) Unrecorded public utility easements, if any;

(j) Grantee's mortgage, if any;

(k) Plats of dedication and covenants thereof; and

(l) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 17-09-131-002, 17-09-131-003; 17-09-242-001 thru 004, 008; 17-09-500-021

Address(es) of real estate: 501B North Kingsbury (Unit #B3), Illinois, IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Member the day and year first above written.

THE SEXTON L.L.C., an Illinois limited liability company

By: A.C. Homes Corporation V, an Illinois corporation, Managing Member

By: 
Its: President

THIS INSTRUMENT PREPARED BY:

Brian Meltzer
MELTZER, PURTILL & STELLE
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173-5431
(847) 330-2400

Property of Cook County Chicago Office

SEND SUBSEQUENT TAX BILLS TO:

Richard Louis Hirschtitt

501B N. Kingsbury

Chicago IL 60610

(NAME)
(ADDRESS)
(CITY, STATE AND ZIP)

(NAME)
(ADDRESS)
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. _____

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★ 006777
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE MAR3-'00
★ 795.00
★ P. 11133

★ 006776
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE MAR3-'00
★ 900.00
★ P. 11133

★ 006775
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE MAR3-'00
★ 900.00
★ P. 11133

★ 006774
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE MAR3-'00
★ 900.00
★ P. 11133

★ 01643
★ REAL ESTATE TRANSACTION TAX
★ FRENCH STAMP MAR3-'00
★ 232.70
★ P. 11432

★ 017325
★ STATE OF ILLINOIS
★ REAL ESTATE TRANSFER TAX
★ DEPT. OF REVENUE
★ 465.00
★ MAR3-'00
★ P. 10845

ORDER NO.: 2000 000454147 CH

SCHEDULE A (CONTINUED)

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT NUMBER B3 IN THE SEXTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
PARTS OF CERTAIN SUBDIVISIONS IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9 AND PARTS OF CERTAIN SUBDIVISIONS IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99,624,458, AND AMENDED BY DOCUMENT NUMBER 09,153,042 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF G-7 AND G-8, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.