

UNOFFICIAL COPY

**SPECIAL WARRANTY DEED
(ILLINOIS)**

00287880

2908/0175 20 001 Page 1 of 4
2000-04-25 15:14:56
Cook County Recorder 27.00



THIS INDENTURE, made this 13th day of April, 2000, between SOUTH LAKE PARK AVENUE REDEVELOPMENT PARTNERSHIP, L.L.C., an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Ernestine M. Lee, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other 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 members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her 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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Together with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in 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, her 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, 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 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, it WILL WARRANT AND DEFEND, subject to: See Attached Exhibit "A"

PIN: 20-02-404-019 and 20-02-404-020 (underlying)

ADDRESS OF PREMISES: Unit 3S, 4511 South Lake Park Avenue, Chicago, Illinois 60653

BOX 333-CT1

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COOK
CO. NO. 016
303355

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

APR 24 '00 DEPT. OF REVENUE 152.00

P.B. 10686

00287886

150102

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP APR 24 '00 P.B. 11424

76.00

151964

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE APR 24 '00 P.B. 11193

959.00

127965

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE APR 24 '00 P.B. 11193

141.00

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed by its manager, the day and year first above written.

SOUTH LAKE PARK AVENUE REDEVELOPMENT
PARTNERSHIP, L.L.C., an Illinois limited liability company

By: [Signature]
Herb Eck, Manager

State of Illinois)
County of Cook) ss

00287880

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Herb Eck, manager of SOUTH LAKE PARK AVENUE REDEVELOPMENT PARTNERSHIP, L.L.C., an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such manager, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 13th day of April, 2000.

[Signature]
Notary Public
OFFICIAL SEAL
DANIEL R. ARSENIS
NOTARY PUBLIC
STATE OF ILLINOIS
EXPIRES 2/24/2003

INSTRUMENT PREPARED BY: Daniel R. Bronson, Esq., Bronson & Kahn, 300 W Washington, 14th Floor,
Chicago, IL 60606

MAIL RECORDED DEED TO:
Louis Siciliano, Esq.
Attorney at Law
20180 Governors Highway
Olympia Fields, IL 60461

SEND SUBSEQUENT TAX BILLS TO:
Ernestine M. Lee
Unit 3S
4511 S. Lake Park Avenue
Chicago, Illinois 60653

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EXHIBIT "A"

Unit Number 3S in 4511 Lake Park Condominium, as delineated on a survey of the following described real state: The Northwestern 20 feet of Lot 92 and all of the Lot 93, all in Kenwood Subdivision in the Southeast Fractional 1/4 of Section 2, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit 'B' to the Declaration of Condominium recorded as document number 00080463, together with its undivided percentage interest in the common elements.

TOGETHER with the exclusive right to the use of P-6 and S-2, Limited Common Elements, as set forth and defined in said Declaration of Condominium and Survey attached thereto.

Address: 3S, 4511 S. Lake Park, Chicago, Illinois 60653
PIN: 20-02-404-019 and 20-02-404-020

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SUBJECT TO: (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions and building lines of record; and any violations thereof, provided said violations are insured over pursuant to Title Insurer's standard form endorsement; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) the Declaration of Condominium as amended from time to time; (viii) public, private and utility easements or record; (ix) limitations and conditions imposed by the Illinois Condominium Property Act; (x) installments due after closing for assessments levied pursuant to the Declaration of Condominium; (xi) acts done or suffered by purchaser; and (xii) purchaser(s) mortgage, if any.

THE TENANT OF THE UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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 LAND 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.