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18/02/2003 01 Page 1 of 6
2003-01-17 13:32:16
Cook County Recorder 34.50

Forward recorded document to:

1848 SLIPPERY ROCK RD
NAPERVILLE, IL 60569



ABOVE SPACE FOR RECORDER-S USE ONLY

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SPECIAL WARRANTY DEED
(Individual)

This indenture, made this 1st day of December, 2002, between West Van Buren 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 Neil Bajaj, 933 W. Van Buren, UNIT #319, Chicago, IL 60607, party of the second part, 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, and to _____ 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 thereto 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:


498090 TJL

TICOR TITLE INSURANCE

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



JAN. 11.03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000006335

REAL ESTATE TRANSFER TAX
0016300
FP 102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. -3.03


REVENUE STAMP

0000006193

REAL ESTATE TRANSFER TAX
0008150
FP326707

CITY TAX

CITY OF CHICAGO



JAN. -3.03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006724

REAL ESTATE TRANSFER TAX
0122625
FP 102803

30085661

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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 which do not interfere with the use of the purchased unit for residential purposes;
- (d) Terms, provisions and conditions of the Declaration for 933 Van Buren, including all amendments and exhibits thereto, (the "Condominium Declaration")
- (e) The Illinois Condominium Property Act;
- (f) Applicable zoning and building laws and ordinances;
- (g) Roads and highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's mortgage, if any;
- (j) Plats of dedication and covenants thereof; and
- (k) Acts done or suffered by as judgments against Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s):

Address(es) of real estate: 933 W. Van Buren, Unit #319, Chicago, 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.

WEST VAN BUREN L.L.C., an Illinois limited liability company

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

By: 
Its: President

19958003

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THIS INSTRUMENT PREPARED
BY:

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

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30085661

SEND SUBSEQUENT TAX BILLS TO:



(NAME)

1818 SLIPPERY ROCK RD.

(ADDRESS)

NAPERVILLE, IL 60565

(CITY, STATE AND ZIP)

30034\005\0004.366

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000498090 CH

STREET ADDRESS: 933 W. VAN BUREN

UNIT #319, G-23

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 17-17-235-002-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 319 IN THE 933 VAN BUREN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

ALL OR PARTS OF LOTS 1 TO 10, INCLUSIVE, IN EGAN'S RESUBDIVISION OF PARTS OF LOTS 7 TO 22, 32, 33 AND PRIVATE ALLEY ADJOINING IN EGAN'S RESUBDIVISION OF BLOCK 24 IN DUNCAN'S ADDITION TO CHICAGO;

ALL OR PARTS OF LOTS 25 TO 26, INCLUSIVE, IN EGAN'S RESUBDIVISION OF BLOCK 24 IN DUNCAN'S ADDITION TO CHICAGO;

AND THE EAST-WEST AND THE NORTH-SOUTH VACATED ALLEYS ADJOINING SAID LOTS AS DESCRIBED IN ORDINANCE RECORDED AS DOCUMENT NUMBER 00797300,

ALL IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021323775, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF G-323, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

300855661