**UNOFFICIAL** 

2003-01-17 13:32:16

Cook County Recorder

34.50

Forward recorded document to:

| 848 SL | PPERY ROCK 42

NAPERVILLE , 11 60565

0030085661

ABOVE SPACE FOR RECORDER=S USE ONLY

#### 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 und or 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 Cock and State of Illinois known and described as follows, to wit:

As more fully described in Exhibit A attached hereto.

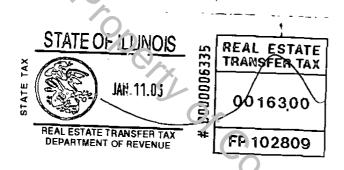
Together with all and singular the hereditaments and appurtenances thereon to belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the 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.

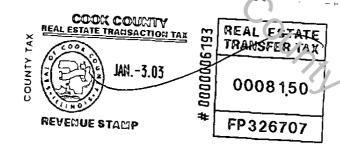
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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:

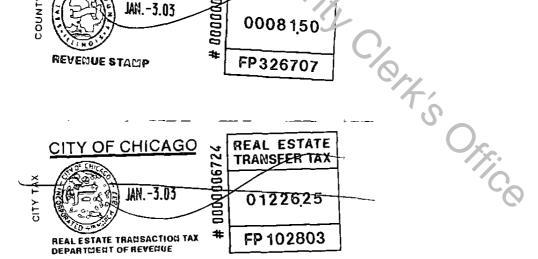
498090 TIL



# **UNOFFICIAL COPY**







- (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) Roaus and highways, if any;
  - (h) Unrecorded rublic utility easements, if any;
  - (i) Grantee's mortgage, if any;
  - (j)Plats of dedication and co enants 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., ar. Illinois limited liability company

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

Its: President

Property of Coot County Clert's Office

THIS INSTRUMENT PREPARED BY:

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

SEND SUBSEQUENT TAX BILLS TO:

Droporty Ox Coop Colin SLIPPERY ROCK RD.

NAPERVILLE, IL 60565 (CITY, STATE AND ZIP)

30034\005\0004.366

Property of Cook County Clerk's Office

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 Wayne Moretti personally known to me to be the President of A.C. Homes Corporation X, Managing Member of West Van Buren L.L.C., 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 President signed and delivered the said instrument on behalf of West Van Buren L.L.C., pursuant to authority, given by the members of West Van Buren L.L.C., as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of December, 2002.

"OFFICIAL SEAL"

URSULA STOKLOSA

Notary Public, State of Illinois
My Commission Expires 01/03/06

Maula Stoblosa

Notary Public

Commission expires:



#### 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 339 IN THE 933 VAN BUREN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

ALL OR PARTS OF 1009 1 TO 10, INCLUSIVE, IN EGAN'S RESUBDIVISION OF PARTS OF LOTS 7 TO 22, 32, 23 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 1P2 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.

LEGALD