

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

THIS AGREEMENT, made this 2nd day of December, 2002, between **Wrigleyville Development Corp.**, an Illinois corporation, as GRANTOR, and **Harold Nathan Wilcox and Kathleen A. Graven**, not as Tenants in Common, but as Joint Tenants, with rights of survivorship, of 920-924 West Cornelia Avenue, Unit 4E, Chicago, Illinois 60657, as GRANTEES, WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of GRANTOR, by these presents ~~does~~ REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEES 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** for legal description.

And GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with GRANTEES, that GRANTOR 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, GRANTOR WILL WARRANT AND DEFEND, subject to those exceptions set forth on attached **Exhibit B**.

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

Wrigleyville Development Corp., an Illinois corporation

By: 
Keith E. Lord, President

Exempt under provisions of Par. D, Section 200/31-45, Real Estate Transfer Tax Act.

12/2/02 
Date Agent for Grantor



0030167195

THE ABOVE SPACE FOR
RECORDER'S USE ONLY

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

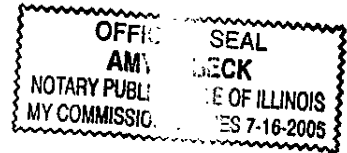
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Keith E. Lord, President of Wrigleyville Development Corp., an Illinois corporation, personally known to me to be the same person who subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 2 day of ~~November~~ ^{December}, 2002.

SEAL



Notary Public



Property of Cook County Clerk's Office

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EXHIBIT A

Unit Number P-3 in The Victoria Condominium as delineated on a survey of the following described real estate:

Lots 23 and 24 in Block 2 in Cannell's Sheffield Addition in the Southeast Quarter of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as document number 0010212838 and amended by document number 0021209780, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office

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EXHIBIT B

Grantor also hereby grants to Grantees, successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Victoria Condominium made by Grantor and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 0010212838, as amended by Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Victoria Condominium made by Grantor and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 0021209780 (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Subject to: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements which may hereafter be executed by Seller and any easements which may be established by or implied from the Declaration of Condominium 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 Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special taxes or assessments; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (j) general taxes for the year 2002 and subsequent years; (k) installments due after the date hereof of assessments established pursuant to the Declaration of Condominium; and (l) acts done or suffered by Grantees or anyone claiming by, through or under Grantees.

PIN: 14-20-405-019

Address: 920-924 West Cornelia Avenue, Unit P-3
Chicago, IL 60657

Document prepared by:

Mark S. Litner, Esq.
Much Shelist Freed et al.
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Chicago, Illinois 60601

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Jonathan P. Sherry, P.C.
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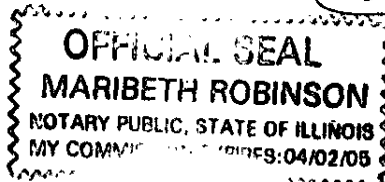
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Dec 2, 2002

Signature: [Signature] Grantor or Agent

Subscribed and sworn to before me by the said Mark Litner this 2nd day of Dec 2002 Notary Public Maribeth Robinson

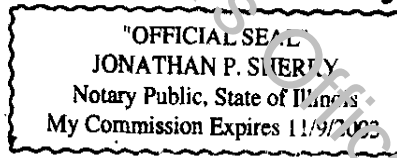


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Dec 2, 2002

Signature: [Signature] Grantee or Agent

Subscribed and sworn to before me by the said Nathan Wilcox this 2nd day of Dec 2002 Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES COOK COUNTY, ILLINOIS