

UNOFFICIAL COPY

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5344/0039 44 001 Page 1 of 3
2003-02-21 10:08:28
Cook County Recorder 50.50



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SPECIAL
WARRANTY DEED ILLINOIS

above space for recorder only

THE GRANTOR, 1744 WEST BEACH, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY,

for and in consideration of ten dollars and other valuable consideration, in hand paid, and pursuant to the powers given by its members, does hereby

CONVEY, RELEASE, LIEN AND REMISE to Stephen T. Smith and Kimberly R. Thompson, Husband and Wife, 1936 N. Clark St, Unit 405, Chicago, Illinois

not in Tenancy in Common, not in Joint Tenancy, but in **Tenancy by the Entirety**, the following described Real Estate situated in the County of Cook, in the State of ILLINOIS, to wit:

Legal description is attached hereto.

GRANTOR ALSO HEREBY GRANTS TO THE 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.

The grantor herein, its successors and assigns, does covenant, promise and agree with the grantees herein, their successors and assigns, that grantor has not done or suffered to be done anything whereby the said premises hereby granted are or may be encumbered or charged except as set forth herein; that the grantor will warrant and defend to same, subject to the exceptions and conditions set forth in this instrument and any attached exhibit.

Dated this 24th day of January, 2003.
1744 WEST BEACH, L.L.C.,
AN ILLINOIS LIMITED LIABILITY COMPANY

By Steven R. Weitzman
Steven R. Weitzman, its Member

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THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH THEREIN.

Subject to the following:

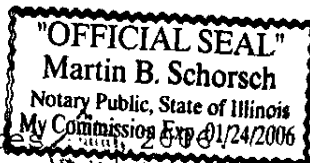
1. Real estate taxes not yet payable;
2. Applicable zoning and building laws or ordinances;
3. The declaration, including any and all exhibits thereto and amendments thereof as permitted by the declaration and the Act;
4. Provisions of the Act;
5. Easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the premises as a single-family residence;
6. Acts done or suffered by buyer or anyone claiming by, through or under buyer;
7. Liens, encroachments and other matters as to which the title insurer commits to insure buyer against loss or damage;
8. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing.

Permanent Real Estate Tax Number: 17-06-213/026 (undivided)

Address of Real Estate: 1744 W. Beach, Unit 2, Chicago, IL 60622

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Steven R. Weitzman, personally known to me to be the authorized person by said limited liability corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, pursuant to the power, direction and authority given by 1744 WEST BEACH, L.L.C., he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of January, 2003.



Commission expires

Notary Public

This instrument was prepared by Martin B. Schorsch, 601 Skokie Blvd., Suite 101, Northbrook, IL 60062.

MAIL TO:
Joseph G. Haffner
Attorney at Law
662 Waukegan Road
Glenview, IL 60025

SEND SUBSEQUENT TAX BILLS TO:
Stephen T. Smith
1744 W. Beach
Unit 2
Chicago, IL 60622

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 2 IN 1744 WEST BEACH CONDOMINIUMS AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 35 IN BLOCK 7 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS "EXHIBIT D" TO THE DECLARATION OF CONDOMINIUM FOR 1744 WEST BEACH CONDOMINIUM RECORDED ON JANUARY 24, 2003, AS DOCUMENT NO. 0030116297 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AND THE ROOF DECK ON TOP OF THE BUILDING, ALL AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS "EXHIBIT D" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
DEC 10 '02
PB. 10615
443.00

858180

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV 20 '02
PB. 11196
664.50

067580

085786
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV 20 '02
PB. 11196
664.50

085787
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV 20 '02
PB. 11196
664.50

085788
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV 20 '02
PB. 11196
664.50

085739
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV 20 '02
PB. 11196
664.50

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP DEC 10 '02
P.B. 10840
221.50