

UNOFFICIAL COPY

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175/0015 82 003 Page 1 of 2
2003-02-28 08:48:28
Cook County Recorder 26.50

SPECIAL WARRANTY DEED

MAIL TO:

Daniel Lauer PETER REGAS
1424 W. Division 111 W. Washington
Chicago, IL 60602 SUITE 152
4310202



SEND TAX BILLS TO:

BILL ADRIANOS
2552 W. Warren
Chicago, IL 60612

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MARKHAM OFFICE

THIS INDENTURE WITNESSETH, that the Grantor **CLARKE CONSTRUCTION, LLC**, 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 for and in consideration of Ten and 00/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said Limited Liability Company Conveys and Warrants unto GRANTEE: **BILL ADRIANOS** of 5041 S. Kildare, Chicago, IL 60632, IN FEE SIMPLE, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION: See Page 2 attached hereto and made part hereof for legal description.
PROPERTY ADDRESS: 2552 W. Warren & 2554 W. Warren, Units 2552 & 2554, CHICAGO, IL 60612
PTN: 16-12-423-024 thru 027 and 16-12-423-031 thru 038-0000
Affects property in question and other property.

Subject to: General taxes for 2002 and subsequent years; covenants, conditions, restrictions of record, zoning laws and building lines and easements, if any, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; the Condominium Property Act of Illinois and the Declarations and Bylaws of the West Pointe Condominium as thereafter amended from time to time; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and TO HAVE AND TO HOLD said premises in FEE SIMPLE forever.

Grantor also hereby grants to the Grantees, their 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, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member-Manager, Michael Clarke, this 7 day of FEBRUARY, 2003.

CLARKE CONSTRUCTION, LLC
Michael Clarke
Michael Clarke, Member-Manager
(SEE NOTARY CLAUSE ON PAGE 2)

This instrument was prepared by: Suellen Kelley-Bergerson, Esq., 3319 West 95th Street, Evergreen Park, Illinois 60805 - (708) 425-6200.

CITY OF CHICAGO
CITY TAX
FEB. 19.03
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000003744	REAL ESTATE TRANSFER TAX
# 0000003744	0418500
	FP 103018

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LÉGAL DESCRIPTION:

PARCEL 1: UNITS 2552 AND 2554 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WEST POINTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO.0030115826, IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2552 AND P-2554, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 2552 W. Warren & 2554 W. Warren, Units 2552 & 2554 , CHICAGO, IL 60612

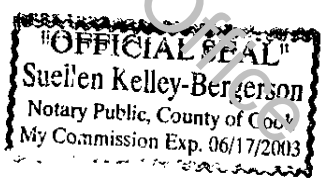
PTN: 16-12-423-024 thru 027 and 16-12-423-031 thru 038-0000
Affects property in question and other property.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that Michael Clarke is personally known to me to be the Member-Manager of CLARKE CONSTRUCTION, LLC, an Illinois Limited Liability Company, and is 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 Member-Manager of the Limited Liability Company, he signed and delivered the said instrument pursuant to authority, given by the Operating Agreement of Clarke Construction, LLC, 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 17th day of FEB, 2003.

Suellen Kelley-Bergerson
NOTARY PUBLIC

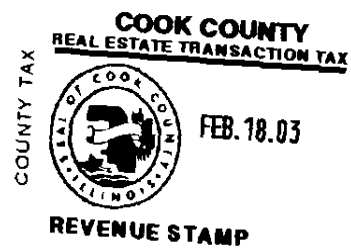


MAIL TO and SEND SUBSEQUENT TAX BILLS TO:

BILL ADRIANOS
5041 S. KILDARE AVE
CHICAGO, IL 60632



# 0000007590	REAL ESTATE TRANSFER TAX
	00558.00
	FP 103014



# 0000007300	REAL ESTATE TRANSFER TAX
	00279.00
	FP 103017