

UNOFFICIAL COPY

0030203049

SPECIAL WARRANTY DEED

1158/0121 83 003 Page 1 of 4

4287865 mws 2/3

2003-02-11 10:50:14

Cook County Recorder 28.50

THIS INDENTURE, made this 6th day of December, 2002, between RELOCATION RESOURCES INTERNATIONAL, INC., a Delaware corporation and duly authorized to transact business in the State of Illinois, Grantor, and JENNIFER L. BAKER and GEOFFREY C. PRESTON 1560 N. Sandburg Terrace Unit 906, Chicago, Illinois 60610

COOK COU.

RECORD

EUGENE "GENE"

MARKHAM OFFICE



0030203049

~~xxxxxxx and xxxxxx~~ as Joint Tenants not as Tenants in Common, ~~not~~ as TENANTS BY THE ENTIRETY, Grantee, for and in consideration of the sum of TEN AND NO/100 DOLLARS, in hand paid by the grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said company, by these presents does CONVEY AND WARRANT unto the grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known as described as follows, to wit: "See attached legal description"

SUBJECT TO: 2002 and subsequent years real estate taxes. Covenants, conditions and restrictions of record.

P.I.N. 14-29-315-094-1008

Property Address: 2501 N. WAYNE AVENUE, CHICAGO, IL 60614

This conveyance is made subject to all legal highways, all exceptions, reservations, easements, rights of way, restrictions and conditions contained in prior instruments of record in the chain of title of the property conveyed hereby, all zoning laws, ordinances, or regulations, and all easements and servitudes which are visible or appurtenant to said land.

Grantor does hereby covenant with Grantee to warrant and defend title to the property described above against the lawful claims and demands of all persons claiming by, through or under Grantor; however, Grantor's liability or obligation pursuant to this warranty for any one claim or demand or all claims and demands in the aggregate, shall in no event exceed the amount of consideration paid by Grantee as stated herein.

Grantor makes no representation as to the property conveyed hereby, or its condition, its merchantability or its suitability for any particular use or purpose and grantee, by its acceptance of this deed, hereby acknowledges that it has been given the opportunity to inspect the property conveyed hereby, including subsurface conditions, and accepts the same "as-is". Grantee shall not make any claim against grantor for diminution of the value of the property, remediation of any contamination on the property, loss of use of the property or other latent or patent defect on the property.

Property of Cook County Clerk's Office

CITY OF CHICAGO

CITY TAX



FEB.-3.03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000003573

REAL ESTATE TRANSFER TAX
03862.50
FP 103015

STATE OF ILLINOIS

STATE TAX



FEB.-3.03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000007251

REAL ESTATE TRANSFER TAX
00515.00
FP 103014

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



FEB.-3.03

REVENUE STAMP

# 0000006961

REAL ESTATE TRANSFER TAX
00257.50
FP 103017

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 \_\_\_\_\_, and attested by its \_\_\_\_\_ this 6th day of December, 2002.



RELOCATION RESOURCES INTERNATIONAL, INC..

BY: Jean Hassanine

Its: Spec. Asst. V.P.

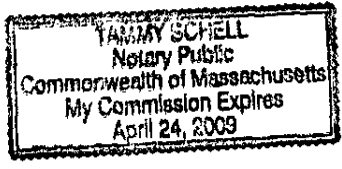
Attest: Valerie Osborne

Its: Special Asst Corp Secy

STATE OF MASSACHUSETTS )  
 ) SS.  
COUNTY OF Plymouth )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Jean Hassanine, personally known to me to be the Special Asst V.P. of RELOCATION RESOURCES INTERNATIONAL, INC., and Valerie J. Osborne, Special Asst Corp Secy of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 6 day of December, 2002.



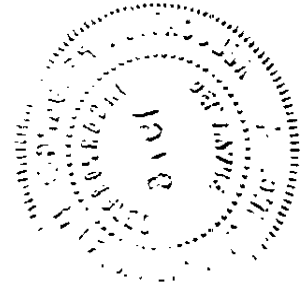
Tammy Schell  
Notary Public

Prepared by: Edwin H. Shapiro, Attorney at Law  
1111 Plaza Drive, Suite 570, Schaumburg, Illinois 60173

Mail to: Sheldon Schwartz 750 Lake Cook Rd., Suite 135 Buffalo Grove, IL 60089

Send tax bills to: Geoffrey C. Preston, 2501 N. WAYNE AVE. (Property Address), Chicago, IL 60614

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LEGAL DESCRIPTION

PARCEL 1 : UNIT 8 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PIANO FACTORY TOWNHOUSE CONDOMINIUM AS DELINEATED AND DEFINED IN DECLARATION OF RECORDED AS DOCUMENT NO. 89253514, IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 88113935 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office