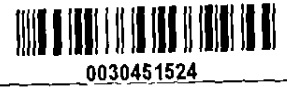


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1517/0063 23 003 Page 1 of 3
2003-04-04 11:47:04
Cook County Recorder 28.50

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)



182

COOK COUNTY
RECORDER
EUGENE #...
MAR...

3

2045386 MTC SKENNY

THE GRANTOR, **WOODARD SQUARE, INC.**, an Illinois corporation, 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to Frances Manny

Address: 2825 N. Woodard, Unit 2C, Chicago, Illinois
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: **UNIT(S)** 2C
2825-31 NORTH WOODARD
CHICAGO, ILLINOIS 60618

Permanent Real Estate Index Number: 13-26-226-001 and 002

IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its President this 4th day of March, 2003.

WOODARD SQUARE, INC.
an Illinois corporation

BY: X [Signature]
Its President

3

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ANDY GERAKARIS, personally known to me to be the President of WOODARD SQUARE, INC., an Illinois corporation, 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 he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his 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 14th day of March, 2003.



John E. Lovestrand
NOTARY PUBLIC

Prepared By:
John E. Lovestrand
LAW OFFICES OF PALMISANO & LOVESTRAND
79 West Monroe, Suite 826
Chicago, Illinois 60603

City of Chicago
Dept. of Revenue
304124
04/03/2003 11:01 Batch 02295 8

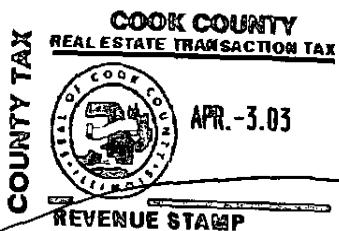


Real Estate
Transfer Stamp
\$1,222.50

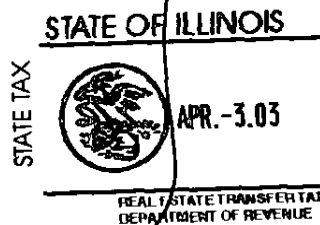
Mail To:
David Herzog
77 W. Washington St #1717
Chicago, IL 60602

Name and Address of Taxpayer:

Frances Manny
2825-31 N. Woodard,
Unit 2C
Chicago, Illinois 60618



REAL ESTATE TRANSFER TAX
0008150
FP326670



REAL ESTATE TRANSFER TAX
0016300
FP326660

UNOFFICIAL COPY

Property of Cook County Clerk's Office

MR. JAMES W. HARRIS
JULY 1, 1998
JAMES W. HARRIS
JAMES W. HARRIS

LEGAL DESCRIPTION

PARCEL 1:

UNIT: 2C IN WOODARD SQUARE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 35, 36 AND 37 IN BLOCK 4 IN HENRY WISNER'S SUBDIVISION OF LOTS 8 AND 9 IN BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021164119, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE USE OF PARKING SPACE P-7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021164119.

PIN: 13-26-226-001-0000; 13-26-226-002-0000

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Declaration of Condominium recorded as Document No. 0021164119 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (3) applicable zoning and building laws and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) utility easements, if any, whether recorded or unrecorded; (6) covenants, conditions, restrictions, encroachments and easements of record.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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. 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, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.