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0030405719 Page 1 of 5
2003-03-26 13:40:21
Cook County Recorder 32.50

SPECIAL WARRANTY DEED



0030405719

THIS INDENTURE, made this 20th day of September, 2002, between Euclid Terraces, LLC, an Illinois Limited liability company, duly authorized to transact business in the State of Illinois ("Grantor"), and BEVERLY B. KRALOVEC & BRIDGEVIEW OFFICE JANICE C. BOGUSEVIC, and JEAN L. BOGUSZAK ("Grantee"), having an address of 309 Linden, Oak Park, Illinois 60302,

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE
JEAN L. BOGUSZAK

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT AND CONVEY unto the Grantee, and to their assigns, not as tenants in common, but as joint tenants, by all the following described land, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF:

Commonly known as Unit 306, 140 N. Euclid Avenue, Oak Park, Illinois 60035

Permanent Index Number: 16-07-219-009-0000; 16-07-219-010-0000;
16-07-219-026-0000

Grantor also hereby grants to the Grantee, his successors and assigns, all 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 for The Mews of Oak Park Condominium Association (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said

MAIL TO:
RONALD ROSENBLUM
111 W. WASHINGTON ST
CHICAGO, IL 60604

Send subsequent tax bills to:
BEVERLY B. KRALOVEC
Unit 306, 140 N. Euclid Avenue
Oak Park, Illinois 60035

WARRANTOR TITLE INSURANCE

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COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAR. 25. 03
REVENUE STAMP

0000006961
**REAL ESTATE
TRANSFER TAX**
0010175
FP326707

STATE TAX
STATE OF ILLINOIS

MAR. 25. 03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007019
**REAL ESTATE
TRANSFER TAX**
0020350
FP102809

Property of Cook County Clerk's Office

30403003

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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.

Together with all and singular the hereditaments and appurtenances thereunder belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD, the said premises as above described, with the appurtenances, unto the Grantee, and its assigns forever not as tenants in common, but as joint tenants

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and his heirs and assigns, that it has not done or suffered to be done, anything, whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, WILL WARRANT AND FOREVER DEFEND, subject to:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantees or anyone claiming, by, through or under Grantees; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefor; rights of the public, the City of Oak Park and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Premises; roads or highways, if any, Grantees' mortgage, if any.

IN WITNESS WHEREOF, said Grantor has executed this Warranty Deed as of this 20th day of September, 2002.

Euclid Terraces, L.L.C., an Illinois Limited Liability Company,

By: Focus Management, L.L.C., a manager

By: _____

TIMOTHY J. ANDERSON,

Its Manager

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PARCEL 1:

UNIT NUMBER 306 IN THE MEWS OF OAK PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH ½ OF LOT 8 AND ALL OF LOTS 9 AND 10 IN SCOVILLES SUBDIVISION OF LOT 22 OF JAMES SCOVILLES SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDIMINIUM RECORDED AS DOCUMENT NUMBER _____, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-30 AND L-30, LIMITED COMMON ELEMENTS, AS DESCRIBED IN THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

30-105719