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2003-03-28 10:32:46

Cook County Recorder

32.50

SPECIAL WARRANTY DEED

MAIL TO:

GARY S Benson Attorney
2615 N. Sheffield Ave
Chicago IL 60614



0030418080

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MARKHAM OFFICE

SEND TAX BILLS TO:

ERIK & JILL ATKISSON
4003 N. Wolcott, Unit B
CHICAGO IL 60613

2045450
MERCURY TITLE COMPANY, LLC
108586

THIS INDENTURE, made this 17th day of Feb, 2003 between JAEGER AND HAAKE DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, as party of the first part, and ERIK ATKISSON and JILL ATKISSON, both of 375 W. Erie, Unit 405, Chicago, Illinois, party of the second part, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Operating Agreement of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, their heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, not as tenants in common,

NOT ~~xxx~~ as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, to wit:
NOR AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY.

SEE ATTACHED LEGAL DESCRIPTION

* HUSBAND AND WIFE

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENT APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, RESTRICTIONS AND COVENANTS, 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."

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SPECIAL WARRANTY DEED

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; the Homeowner Association Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; encroachments, easements, agreements, conditions, covenants and restrictions of record, if any; and; liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first party, either in law or 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 party of the second part, their heirs and assigns forever.

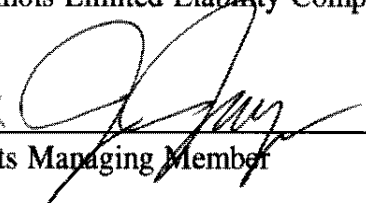
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same by, through or under it, it WILL WARRANT AND DEFEND, subject to: general real estate taxes not due and payable at the time of Closing; the Homeowner Association Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; encroachments, easements, agreements, conditions, covenants and restrictions of record, if any; and; liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

Permanent Real Estate Index Number: 14-18-424-020-0000

Address of real estate: 4003 N. WOLCOTT AVENUE, UNIT B, CHICAGO, ILLINOIS.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Member the day and year first above written.

JAEGER AND HAAKE DEVELOPMENT, L.L.C.,
an Illinois Limited Liability Company

By: 
Its Managing Member

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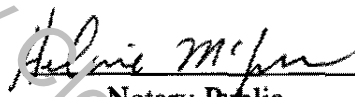
SPECIAL WARRANTY DEED

This instrument prepared by: Mulryan and York, Attorneys at Law, 4001 N. Wolcott Avenue, Chicago, Illinois 60613

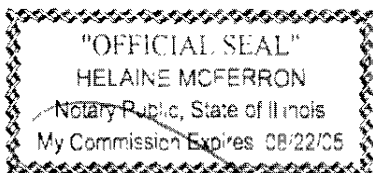
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Elizabeth A. Dean, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES JAEGER, personally known to me to be a Managing Member of JAEGER AND HAAKE DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, 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 severally acknowledged that as a Managing Member he signed and delivered the said instrument, pursuant to authority, given by the Operating Agreement of the limited liability company, and 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.

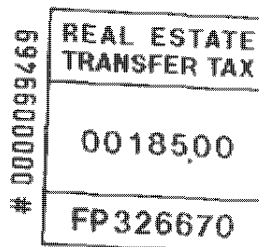
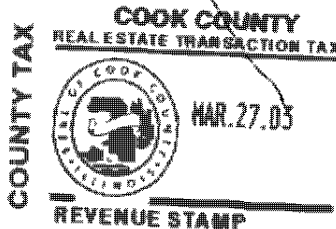
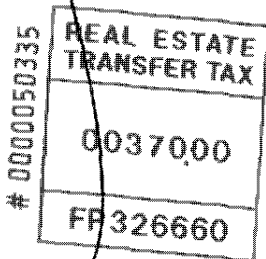
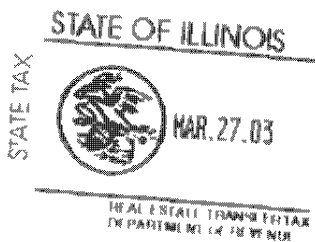
Given under my hand and official seal this 18 day of FEBRUARY, 2003.



Notary Public



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
303500  \$2,775.00
03/27/2003 13:38 Batch 07229 98



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UNIT B AND G-2 IN THE 4003 NORTH WOLCOTT CONDOMINIUM ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22 AND 23 IN BLOCK 4 IN CUYLER'S ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 (EXCEPT RAILROAD) IN SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND: THAT PART OF LOTS 22 AND 23 TAKEN AS A TRACT IN BLOCK 4 IN CUYLER'S ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF SOUTHWEST QUARTER OF SOUTHEAST QUARTER (EXCEPT RAILROAD) IN SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +30.15 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +19.50 CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 22, BEING THE SOUTHWEST CORNER OF SAID TRACT, THENCE ALONG THE WEST LINE OF SAID TRACT NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED) FOR A DISTANCE OF 72.45 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 3.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 27.20 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 9.75 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 0.55 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 29.05 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 0.55 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 8.17 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 27.17 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 3.88 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 5.58 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 39.31 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 5.45 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 3.83 FEET; TO THE POINT OF BEGINNING.

ALSO EXCEPTING LOTS 22 AND 23 TAKEN AS A TRACT IN BLOCK 4 IN CUYLER'S ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF SOUTHWEST QUARTER OF SOUTHEAST QUARTER (EXCEPT RAILROAD) IN SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +30.15 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +19.50 CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 22, BEING THE SOUTHWEST CORNER OF SAID TRACT, THENCE ALONG THE WEST LINE OF SAID TRACT NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED) FOR A DISTANCE OF 8.49 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS

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EAST FOR A DISTANCE OF 3.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 47 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 3.90 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 5.45 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 39.21 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 5.45 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 3.80 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 24.32 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 0.20 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 3.04 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 7.71 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 0.76 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 29.60 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 0.61 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 9.55 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 27.20 FEET, TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0021373482 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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