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2000-05-11 12:51:55
Cook County Recorder 27.00

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SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 25th day of February, 2000, between WYDOE DEVELOPMENT, L.L.C., 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 ("Grantor"), and Thomas Kearns and Alice P. Kearns of 6048 N. Mason, Chicago, Illinois 60646 ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to his/her/their heirs and assigns, FOREVER, not in Tenancy in Common, but in JOINT TENANCY with rights of survivorship, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof

Permanent Real Estate Numbers: 17-15-304-037 and 17-05-304-037

Address(es) of real estate: Unit 611 in Burnham Park Plaza Condominium
40 East 9th Street, Chicago, Illinois 60605

THIS INSTRUMENT WAS PREPARED BY: AFTER RECORDING RETURN TO:

Michael S. Kurtzon
Miller, Shakman, Hamilton
Kurtzon & Schlifke
208 South LaSalle Street
Suite 1100
Chicago, Illinois 60604

Elka Nelson
19 S LaSalle 602
Chicago, IL 60603

Mail Tax Bill to:

Thomas Kearns
6048 N. Mason
Chicago, IL 60646

BOX 333-CTI

785-8074
PAK
No Abstract 1 of 3

CTI

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Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the property described herein, 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 through the provisions of said Declaration were recited and stipulated at length herein.

Any Tenant of the Unit(s) being conveyed has either failed to exercise the right of first refusal to purchase the Unit(s), waived any such right, or has no such right.

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, not in tenancy in common, but in JOINT TENANCY forever, with the appurtenances, unto the Grantee, his/her/their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his/her/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 encumbered 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 the items listed in Paragraph 11 of the Condominium Purchase Agreement between the Grantor and the Grantee.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the day and year first above written.

WYDOE DEVELOPMENT, L.L.C., an Illinois
limited liability company

By: Wayne Clinton
Its: Manager

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

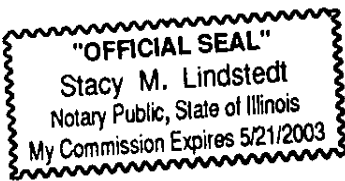
I, Stacy M. Lindstedt, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Chertow, personally known to me to be the Manager of WYDOE Development, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager he signed and delivered the said instrument his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of February, 2000.

Stacy M. Lindstedt

Notary Public

My commission expires: 05/21/03



COOK CO. NO. 016
3 0 2 2 9 5
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR 27 00 DEPT. OF REVENUE
112.50
P.B. 10686

1 4 9 3 4 6
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAR 27 '00
P.B. 11424
56.25

★ 0 8 9 1 2 8 ★
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE ★
★ MAR 27 '00 ★
★ P.B. 11187 ★
843.75

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: UNIT (S) 1111 IN THE BURNHAM PARK PLAZA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF SUB LOTS 1 AND 2 OF LOT 5 AND SUB LOTS 1 AND 2 OF LOT 8 AND LOT 9 (EXCEPT THE WEST 15 FEET THEREOF) ALL IN BLOCK 18 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT " F " TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~ 00144975 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS GRANTED AND SET FORTH IN THE BURNHAM PARK PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED ~ 2/28/00 AS DOCUMENT NUMBER ~ 00144974.

Property of Cook County Clerk's Office