

UNOFFICIAL COPY

00365237

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2000-05-22 12:41:47  
Cook County Recorder 25.50



00365237

SPECIAL WARRANTY DEED

THIS INSTRUMENT, made this 24th day of April, 2000 between 1516 Wabash Associates, 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, party of the first part and Frank Garcia, 3511 W. 147<sup>th</sup>, Midlothian, Illinois 60445, party of the second party, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN & 00/100 Dollars and other good and valuable consideration in hand paid, by the party of the second party, the receipt whereof is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

PARCEL A:  
UNIT 1002 IN LANDMARK LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:  
LOT 6 (EXCEPT THE WEST 10 FEET TAKEN FOR ALLEY) IN BLOCK 25 IN THE ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
LOT 5 (EXCEPT THE WEST 10 FEET TAKEN FOR ALLEY) IN BLOCK 25 IN THE ASSESSORS DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:  
THE SOUTH 8.7 FEET OF LOT 2 (EXCEPT THE WEST 19 FEET THEREOF) AND LOTS 3 AND 4 (EXCEPT THE WEST 19 FEET THEREOF) IN BLOCK 25 IN ASSESSORS DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:  
THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST LINE OF WABASH AVENUE AT A POINT 567.7 FEET NORTH OF THE SOUTH LINE OF SAID FRACTIONAL 1/4 SECTION AND RUNNING NORTH 55 FEET; THENCE WEST 170 1/2 FEET MORE OR LESS TO THE EAST LINE OF A 20 FOOT ALLEY; THENCE SOUTH 55 FEET; THENCE EAST TO THE PLACE OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED LAND THE WEST 9 FEET THEREOF) IN CHICAGO, COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED

1062  
S81MB  
L190000N

DECEMBER 8, 1998 AS DOCUMENT NUMBER 08114042, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO THE USE OF **PARKING SPACE 59 ASSIGNED TO UNIT 1002**, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

**THE TENANT OF THIS UNIT WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL**

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 AFORESAID, 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, RESTRICTION AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declarations the same as though the provisions of said Declaration were recited and stipulated at length herein.

P.I.N. 17-22-106-071-0000

TO HAVE AND TO HOLD said real estate, together with all and singular the rights and appurtenances thereto in anyway belonging, unto the party of the second part and its successors and to **WARRANT AND FOREVER DEFEND** all and singular said real estate unto the party of the second part, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under the party of the first part but not otherwise and subject to:

SUBJECT ONLY TO: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration or amendments thereto and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act ("Act") and/or the Chicago Condominium Conversion Ordinance ("Code"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessments; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) general taxes for the year 1998 and subsequent years; (j) installments due after the Closing (as hereinafter defined) of assessments established pursuant to the Declaration; (k) (intentionally deleted) (l) applicable zoning and building laws and ordinances and other ordinances of record; (m) encroachments, if any; (n) acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (o) leases and licenses affecting the common elements; and (p) building lines and restrictions.

**IN WITNESS WHEREOF**, said party of the first part of its general partner has caused its name to be signed to these presents by its president and attested by its **Authorized Agent**, the date and year first above written.

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# UNOFFICIAL COPY

1516 WABASH ASSOCIATES, INC.  
An Illinois corporation

CITY OF CHICAGO  
CITY TAX  
MAY. 19.00  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
0223125  
FP326675  
# 0000001069

BY: [Signature]  
Its President

By: [Signature]  
Authorized Agent

00365237

STATE OF ILLINOIS )  
)SS  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Paul J. Wheeler, Personally known to me to be the Treasurer of 1516 Wabash Assoc., Inc., an Illinois corporation, and Gina L. Madden personally known to me to be the Authorized Agent 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 severally acknowledged that as such Treasurer and Authorized Agent, they signed and delivered the said instrument 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 notarial seal on this 24<sup>th</sup> day of April, 2000

[Signature]  
Notary Public

OFFICIAL SEAL  
STACY ANN SCHWIEGER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 01/19/04

This instrument was prepared by: The Inland Group, Inc., Law Department, 2901 Butterfield, Oak Brook, IL 60523

Address of Property: 1516 Wabash Avenue, Unit 1002, Chicago, Illinois

Send Subsequent Tax Bills to: Frank Garcia: 1516 Wabash, Unit #1002, Chicago, Illinois 60605

MAIL TO:

Frank Garcia  
3511 W. 147<sup>th</sup> St.  
Midlothian, IL 60445

STATE TAX  
STATE OF ILLINOIS  
MAY. 19.00  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
0029750  
FP326703  
# 0000001133

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
MAY. 19.00  
REVENUE STAMP

REAL ESTATE TRANSFER TAX  
0014875  
FP326657  
# 0000001136