

SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)



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*MC 202 6838 10/20/00*

THIS AGREEMENT, made this 15<sup>th</sup> day of May, 2000 between PARKVIEW TOWNHOME DEVELOPMENT COMPANY, L.L.C., a limited liability company duly authorized to transact business in the State of Illinois,

party of the first part, and ~~SHERMAN LADON WRIGHT~~, \*party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

\*SHERMAN LADON WRIGHT **SEE ATTACHED EXHIBIT "A"**  
1000 N. LASALLE #905, CHICAGO, IL 60610

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 part, 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, its 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, its 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: SEE ATTACHED EXHIBIT "B"

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 describe 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.

Permanent Real Estate Index Number(s): Part of 20-10-232-021  
Address(es) of Real Estate: 5046 S. Evans, Chicago, Illinois

*SM*

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 15<sup>th</sup> day of May, 2000.

PARKVIEW TOWNHOME DEVELOPMENT COMPANY, L.L.C., an Illinois limited liability company

*[Signature]*

By: \_\_\_\_\_  
Name: Stephen L. Kezer  
Its: Manager

# UNOFFICIAL COPY

State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Stephen L. Kozer personally known to me to be the Manager of

PARKVIEW TOWNHOME DEVELOPMENT COMPANY, L.L.C., appeared, before me this day in person and severally 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 deed of said company, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal this 15<sup>th</sup> day of May, 2000

Commission expires 9/23 20 02



*Christine S. Bricker*  
\_\_\_\_\_  
NOTARY PUBLIC

00368409

This instrument was prepared by Gary L. Plotnick  
Schain, Burney, Ross, & Citron LTD  
222 North LaSalle Street, Suite 1920  
Chicago, Illinois 60601

Mail To: Cherie Thompson, Esq.  
(Name)  
19 South LaSalle St., Suite 801  
(Address)  
Chicago, IL 60603  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Sherman Wright  
(Name)  
5046 S. Evans  
(Address)  
Chicago, Illinois 60615  
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
226443 \$1,545.00  
15/22/2000 13:43 Batch 07214 13

CHRISTINE/PARKVIEW/WRIGHT/SWD

STATE TAX  
STATE OF ILLINOIS  
  
MAY 22.00  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

0000012848  
REAL ESTATE TRANSFER TAX  
00206.00  
FP326669

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
MAY 22.00  
REVENUE STAMP

0000024870  
REAL ESTATE TRANSFER TAX  
00103.00  
FP326670

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## Exhibit "A"

### Legal Description

UNIT 5046 IN PARKVIEW TOWNHOMES ON WASHINGTON PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 86.32 FEET OF THE SOUTH 58.38 FEET OF LOT 19 (EXCEPT THE WEST 86.32 FEET OF THE SOUTH 58.38 FEET THEREOF) IN LAVINIA AND COMPANY'S SUBDIVISION OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99981159, AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 5046 S. Evans, Chicago, Illinois

Permanent Index Number: Part of 20-10-232-021-0000

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Property of Cook County Clerk's Office

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

Property of Cook County Clerk's Office

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## Exhibit "B"

### SUBJECT TO:

1. Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws or ordinances.
4. Provisions of the Illinois Condominium Property Act.
5. Easements, covenants, conditions, agreements, building lines and restrictions of record.
6. Leases and licenses affecting the common elements (as defined in the Declaration).
7. Acts done or suffered by Buyer, or anyone claiming by, through or under Buyer.
8. Liens, encroachments and other matters as to which Title Insurer commits to insure Buyer against loss or damage.
9. Title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall also so remove at closing.

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