

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$36.50
Cook County Recorder of Deeds
Date: 04/22/2003 02:50 PM Pg: 1 of 7



Mail to:

James Schweller, Esq
Heather A. McDonald
Bell, Boyd & Lloyd LLC
70 W. Madison, Ste. 3300
Chicago, IL 60602

Send subsequent tax bills to:

Gregory and Elizabeth Farrall
C/O CHICAGO GRAYSTONE
2636 N. LINCOLN
CHICAGO, IL 60614

EXEMPT under
provisions of
Paragraph (e) of Section 31-45
of the Property Tax Code
[35 ILCS 200/1-1 et. seq.].

As cert

SPECIAL WARRANTY DEED

THIS AGREEMENT between GREGORY FARRALL AND ELIZABETH FARRALL, husband and wife, 1300 W. Fletcher, 1E, Chicago, Illinois (the "Grantor"), and B.I.T., LLC, an Illinois limited liability company of 2636 N. Lincoln Ave., 1st Floor, Chicago, Illinois (the "Grantee"), WITNESSETH that the Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, all of 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 made a part hereof).

UNOFFICIAL COPY

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 Grantor 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 Grantees', its successors and assigns forever.

Grantor also hereby grants to the Grantees', its successors and assigns, as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium recorded as Document No. 99823657; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

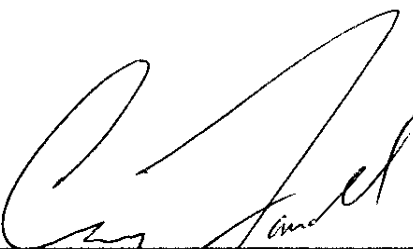
This Deed is subject to all rights, easements, covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantees', 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, Grantor WILL WARRANT AND DEFEND, subject to the Permitted Exceptions appearing on Exhibit B which is attached hereto and made a part hereof.

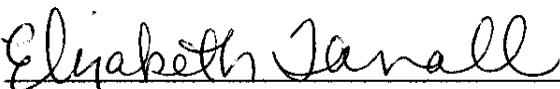
Grantor also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY

Dated this 27th day of March, 2003.



Gregory Farrall



Elizabeth Farrall

This instrument was prepared
by:

Heather A. McDonald
Bell, Boyd & Lloyd LLC
70 W. Madison Street
Suite 3300
Chicago, Illinois 60602

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, GENEVIEVE M KURK, a Notary Public in and for said County and State, do hereby certify that Gregory Farrall, 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 he signed, sealed and delivered said instrument as his free and voluntary act, and for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of March, 2003.



Genevieve M Kurk
Notary Public

Commission expires _____

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, GENEVIEVE M KURK, a Notary Public in and for said County and State, do hereby certify that Elizabeth Farrall, 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 she signed, sealed and delivered said instrument as her free and voluntary act, and for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of March, 2003.



Genevieve M Kurk
Notary Public

Commission expires _____

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3518 NORTH RETA AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 99823657 IN EAST ½ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. G-1, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-20-406-052-1001

COMMON ADDRESS: 3518 North Reta, Unit 1, Chicago, Illinois

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. Non-delinquent general real estate taxes and special taxes or assessments.
2. The provisions of the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, including all amendments thereto.
3. The provisions of the Condominium Declaration recorded as Document No. 99823657 including all amendments and exhibits thereto.
4. Applicable zoning and building laws and ordinances and other ordinances of record.
5. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
6. Leases and licenses affecting the Common Elements as defined in the Condominium Declaration.
7. Covenants, conditions, agreements, building lines and restrictions of record which do not affect the use of the property as a residential condominium unit.
8. Easements recorded at any time prior to Closing and included in the title report prior to closing, including any easements established by or implied from the Condominium Declaration or amendments thereto.
9. Liens, encroachments and other matters over which the Greater Illinois Title Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in 7, 8, or 9 above shall not materially affect the Purchaser's use of the Unit as a single-family residence.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4-22-03

Signature Dante Blawie Agent
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID 2nd THIS
DAY OF April, 2003.

NOTARY PUBLIC Maureen E. Reid



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 4-22-03

Signature Dante Blawie Agent
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID 2nd THIS
DAY OF April, 2003.

NOTARY PUBLIC Maureen Reid



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)