

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 04/23/2003 08:44 AM Pg: 1 of 3

SPECIAL WARRANTY DEED 3

MAIL TO: CHRIS KOZIOL ESQ.  
6060 N. MILWAUKEE AVE  
CHICAGO IL

NAME & ADDRESS OF TAXPAYER: 3  
PAUL SUDER 3  
4714 N. MILWAUKEE AVE. 3  
CHICAGO IL 60630 3

RECORDER'S STAMP

AA

THE GRANTOR: PLEDGED PROPERTY II, LLC., created and existing under and by virtue of the laws of the State of Delaware for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid.

3 pages

CONVEYS to PAUL SUDER  
4959 S. WABASH UNIT 4, CHICAGO IL 60615

all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

SEE ATTACHED

Subject to: general real estate taxes not due and payable at the time of closing; city code violations by the City of Chicago; outstanding water fees with the City of Chicago Dept. of Water, if any; proceedings pending in Lis Pendens recorded November 5, 2001 in Case No. 95M1402886 as Document No 0011037205; any and all rights of any Condo Association and/or Secretary of the Board of Managers; provisions, conditions, restrictions, options, assessments, and Easements as created by the Declaration of Condominium recorded May 12, 1998 as document 98389785; covenants, conditions and restrictions of record; building lines and easements, if any,

THIS PROPERTY IS BEING CONVEYED IN "AS IS" CONDITION. Grantor makes no representations or warranties, either express or implied with respect to the condition of the property, habitability, good and workmanlike construction or fitness for a particular purpose and all representations or warranties are hereby expressly excluded.

GRANTOR, for itself and its successors and assigns, covenants and warrants that it has not done or suffered to be done, anything whereby the above-described real estate hereby granted shall or may be encumbered or charged in any manner whatsoever.

Permanent Index Number(s) 20-10-113-038-1004  
Property Address: 4959 S. WABASH UNIT 4, CHICAGO IL 60615

FIRST AMERICAN TITLE  
ORDER NUMBER AC9720773

20F2

JP

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to by PLEDGED PROPERTY II LLC., these presents by its vice President, and attested by its witness, this 19 day of April, 2002

PLEDGED PROPERTY II., LLC.

Attest: [Signature]  
Secretary Witness  
Bonita Poyotte

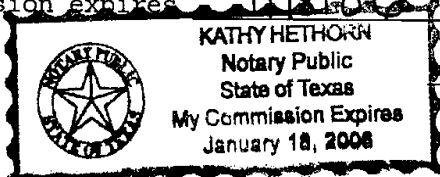
By: [Signature]  
Vice President  
Larry B. Litton Jr.

STATE OF Texas )  
County of Harris )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Larry B. Litton personally known to me to be the Vice President of Pledged Property II LLC, and Carol S. Charlton Bonita Poyotte personally known to me to be the witness 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 vice President and witness, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, 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 official seal, this 19 day of April, 2002.

Commission expires 11/18/06, 200  .



[Signature]  
NOTARY PUBLIC

MUNICIPAL TRANSFER STAMP (If Required)

ILLINOIS TRANSFER STAMP

NAME & ADDRESS OF PREPARER:  
KROPIK, PAPUGA & SHAW  
120 South LaSalle  
Chicago, Illinois 60603

# UNOFFICIAL COPY

## LEGAL DESCRIPTION:

### PARCEL 1:

UNIT 4 IN 50<sup>TH</sup> AND WABASH RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN ST. T. COOPER'S RESUBDIVISION OF LOTS 25 TO 32 INCLUSIVE IN BLOCK 2 IN DERBY'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98389785, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

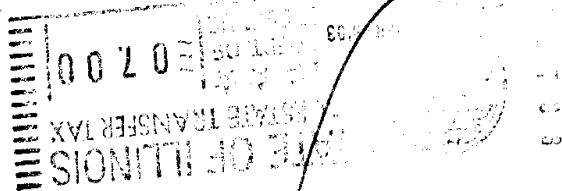
### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORD AS DOCUMENT NUMBER 98389785.

City of Chicago  
Dept. of Revenue  
304525  
04/08/2003 09:53 Batch 02258 5



Real Estate  
Transfer Stamp  
\$51.75



Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP APR-032  
P.S. 10847



03.50