

# UNOFFICIAL COPY



0312147145

## SPECIAL WARRANTY DEED (ILLINOIS)

Eugene "Gene" Moore Fee: \$26.50  
Cook County Recorder of Deeds  
Date: 05/01/2003 10:15 AM Pg: 0

THIS INSTRUMENT, made this 27<sup>th</sup> day of March, 2003, between Lister Avenue, L.L.C., an Illinois limited liability company, party of the first part, and The Lucas Group, Inc., an Illinois corporation, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100 THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heir(s) and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

GIT 4316647 1/4 M J See Exhibit "A" attached hereto

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, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in 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, 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:

(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreements, if any; (vi) encroachments (provided such do not materially adversely affect the intended use of the described premises); (vii) the Declaration of Lister Gardens Townhomes Owners Association (the "Declaration") as amended from time to time; (viii) public and utility easements of record; (ix) private easements of record (provided such do not materially adversely affect the intended use of the described premises); (x) installments due after the date hereof for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by grantee.

**PIN:** 14-31-204-003 (underlying), 14-31-204-004 (underlying), 14-31-204-005 (underlying), 14-31-204-006 (underlying). 14-31-204-007 (underlying)

6/25



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**INSTRUMENT PREPARED BY:**

Harlan D. Kahn, Esq.  
Bronson & Kahn LLC  
150 North Wacker Drive, Suite 1400  
Chicago, IL 60606

**MAIL RECORDED DEED TO:**

Harlan D. Kahn  
Bronson & Kahn LLC  
150 North Wacker Drive, Suite 1400  
Chicago, IL 60606

**SEND SUBSEQUENT TAX BILLS TO:**

The Lucas Group, Inc.  
4801 West Peterson, #512  
Chicago, IL 60646

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

**PINS: 14-31-204-003-0000**

**14-31-204-004-000**

**14-31-204-005-0000**

**14-31-204-006-0000**

**14-31-204-007-0000**

## EXHIBIT "A"

2331 B NORTH LISTER AVENUE, CHICAGO, IL 60614:

THE NORTHEAST 18.50 FEET OF THE SOUTHWEST 49.82 FEET OF THE SOUTHEAST 52.50 FEET OF THE FOLLOWING DESCRIBED PARCEL, SAID PARCEL DESCRIBED AS: LOTS 28, 29, 30, 31 AND 32, TAKEN AS A TRACT, IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2331 C NORTH LISTER AVENUE, CHICAGO, IL 60614:

THE NORTHEAST 18.50 FEET OF THE SOUTHWEST 68.32 FEET OF THE SOUTHEAST 52.50 FEET OF THE FOLLOWING DESCRIBED PARCEL, SAID PARCEL DESCRIBED AS: LOTS 28, 29, 30, 31 AND 32, TAKEN AS A TRACT, IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2331D NORTH LISTER AVENUE, CHICAGO, IL 60614:

THE NORTHEAST 18.50 FEET OF THE SOUTHWEST 86.82 FEET OF THE SOUTHEAST 52.50 FEET OF THE FOLLOWING DESCRIBED PARCEL, SAID PARCEL DESCRIBED AS: LOTS 28, 29, 30, 31 AND 32, TAKEN AS A TRACT, IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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2331 F NORTH LISTER AVENUE, CHICAGO, IL 60614:

THE NORTHEAST 18.50 FEET OF THE SOUTHWEST 123.82 FEET OF THE SOUTHEAST 52.50 FEET OF THE FOLLOWING DESCRIBED PARCEL, SAID PARCEL DESCRIBED AS: LOTS 28, 29, 30, 31 AND 32, TAKEN AS A TRACT, IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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# 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.

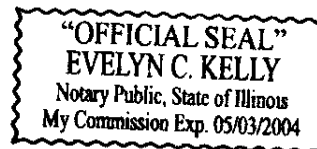
The Lucas Group Inc., an Illinois corporation

Dated: March 27, 2003

Signature: [Signature]

Larry Gould, its President

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID The Lucas Group, Inc., by Larry Gould,  
its President  
this 27 day of March, 2003



NOTARY PUBLIC [Signature]

The Grantee 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.

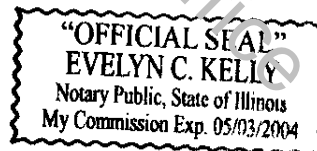
The Lucas Group, Inc., an Illinois corporation

Dated March 27, 2003

Signature: [Signature]

Larry Gould, its President

SUBSCRIBED AND SWORN TO BEFORE ME  
BY THE SAID The Lucas Group, Inc., by  
Larry Gould, its President  
this 27th day of March, 2003



NOTARY PUBLIC [Signature]

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 offense.

(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)