

# UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 05/12/2003 03:13 PM Pg: 1 of 3

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
(CORP. TO INDIVIDUAL)

5

MTZ 204.6704 10/2/03

THE GRANTOR, **KILLARNEY DEVELOPMENT, INC.**, a 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Board of Directors of said corporation, CONVEYS AND WARRANTS to Darren Strotman and Meaghan Strotman

R. D.  
of 2146 W. Grace, Unit 1, Chicago, Illinois, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 1  
2146 W. Grace  
Chicago, Illinois 60618

3m

Permanent Real Estate Index Numbers: 14-19-112-036-0000

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and Secretary this 30th day of April, 2003.

**KILLARNEY DEVELOPMENT, INC.**,  
an Illinois corporation

BY: X Edward McCarthy  
EDWARD McCARTHY, President

ATTEST: X Mary Foley  
MARY FOLEY, Secretary

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that EDWARD McCARTHY personally known to me to be the President of KILLAPNEY DEVELOPMENT, INC., an Illinois corporation, and MARY FOLEY, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary 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 30th day of April, 2003.




*John E. Lovestrand*  
NOTARY PUBLIC

*Prepared By:*

John E. Lovestrand  
PALMISANO & LOVESTRAND, P.C.  
79 West Monroe, Suite 826  
Chicago, Illinois 60603

City of Chicago  
Dept. of Revenue  
307298  
05/12/2003 10:35 Batch 05330 6

Real Estate  
Transfer Stamp  
\$2,662.50





*Mail To:*

Rick Spain  
SPAIN, SPAIN & VARNET, P.C.  
33 North Dearborn, Suite 2220  
Chicago, Illinois 60602

*Name and Address of Taxpayer:*

Darren and Meaghan Strotman  
2146 W. Grace, Unit 1  
Chicago, Illinois

STATE TAX	COUNTY TAX
 MAY 12 03 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	 MAY 12 03 REAL ESTATE TRANSFER TAX COOK COUNTY
# 0000051752	# 0000102764
FP326660	FP326670
00355.00	00177.50
REAL ESTATE TRANSFER TAX	REAL ESTATE TRANSFER TAX

**UNOFFICIAL COPY****Legal Description****PARCEL 1:**

**UNIT 1 IN THE 2146 W. GRACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**THE EAST 17 FEET OF LOT 4 AND THE WEST 12 FEET OF LOT 5 IN THE SUBDIVISION OF LOTS 19 TO 28 BOTH INCLUSIVE, LOTS 65 TO 74 BOTH INCLUSIVE AND VACATED ALLEY IN OGDEN ESTATE SUBDIVISION OF BLOCK 12 IN OGDEN AND OTHER'S SUBDIVISION IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 12, 1896 AS DOC. NO. 2357861, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**THE EXCLUSIVE RIGHT TO USE PARKING SPACES G-2 AND G-3 ~~GARAGE SPACES G-1, G-2 AND G-3~~, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY OF THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0311403174.**

**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 THIS UNIT HAD NO RIGHT OF FIRST REFUSAL.**

**SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.**