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SPECIAL WARRANTY DEED ILLINOIS STATUTORY (CORP. TO INDIVIDUAL)



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



MTZ 204.6704 10020

THE GRANTOR, KILLARNEY DEVELOPMENT, INC., a corporation created and existing ander and by virtue of the laws of the State of Illinois and duly authorized to transact busines 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 a	of Di	rectors of s	said corpo	oration, CON	VEY:	SAND	WARR	ANTS
to	Darier Strotman and Meaghan Strotman									
			R.		_	D.				
of 2146 V	W. Grace,	Unit _	1 .	, Cnicago,	Illinois,	the following	Real	Estate	situated	in the
County o	f Cook in	the Sta	te of	Illinois, to	wit:					

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

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

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

In Witness Whereof, said Grantor has caused its corporate seal to be nereto 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 - Ward Mc Carthy. President

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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 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.

OFFICIAL SEAL
JOHN E LOVESTRAND
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES. 09-04-06

Jahr E. Joven Jana No JARY PUBLIC

Prepared By:

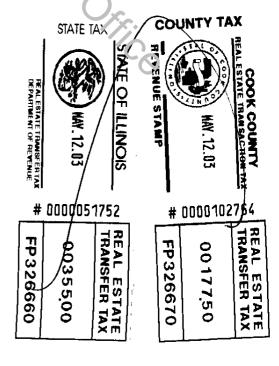
John E. Lovestrand PALMISANO & LOVESTRAND, P.C. 79 West Monroe, Suite 826 Chicago, Illinois 60603 City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
307298
\$2,662.50
05/12/2003 10:35 Betch 05330 6

Mail To:

Rick Spain SPAIN, SPAIN & VARNET, R.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



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Legal Description

PARCEL 1:

UNIT ___ 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 BLOCY. 12 IN OGDEN AND OTHER'S SUBDIVISION IN SECTION 19, TOWNSYAP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 12, 1896 AS DOO NO. 2357861, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

3.3

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.