

UNOFFICIAL COPY

4314360 (1/3)
SPECIAL WARRANTY DEED



Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 05/15/2003 03:10 PM Pg: 1 of 3

THE GRANTOR, 3434 NORTH ASHLAND AVENUE LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to **JOSHUA HOWARD**, a single man, **GRANTEE**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

JIT 4314360

LEGAL DESCRIPTION: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

SUBJECT TO: (i) non-delinquent general real estate taxes and special taxes or assessments; (ii) the provisions of the Act and Code, including all amendments thereto; (iii) the provisions of the Condominium Documents including all amendments and exhibits thereto; (iv) applicable zoning and building laws and ordinances and other ordinances of record; (v) encroachments, if any, with encroachment endorsements provided at Grantor's expense for the owner's and lender's title insurance policies (to the extent that they are available); (vi) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (vii) leases and licenses affecting the Common Elements; (viii) covenants, conditions, agreements, building lines and restrictions of record which do not provide for forfeiture or reversion in the event of breach; (ix) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto; and (x) liens, encroachments and other matters over which the Title Insurance Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in (v), (vii), (viii) or (ix) above shall not prohibit the Purchaser's use of the Unit as a single-family residence.

Grantor Also Hereby Grants to the Grantee, its Successors and Assigns, Rights and Easements Appurtenant to the Subject Unit Described Herein, Rights and Easements for the Benefit of Said Unit Set Forth in the Declaration of Condominium, and Grantor Reserves to Itself, its Successors and Assigns as 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.

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EXHIBIT "A"

PARCEL 1: UNIT 1N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3454-3456 NORTH ASHLAND AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0310418042, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, 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. PS-1N, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

TAX NO. 14-19-417-026-0000 VOL 483

CITY OF CHICAGO

 APR. 30. 03
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000004509

REAL ESTATE TRANSFER TAX
02400.00
FP 103018

STATE OF ILLINOIS

 STATE TAX
 APR. 30. 03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000009076

REAL ESTATE TRANSFER TAX
00320.00
FP 103014

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 APR. 30. 03
 REVENUE STAMP

0000008792

REAL ESTATE TRANSFER TAX
00160.00
FP 103017