

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



0313902181

Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/19/2003 01:24 PM Pg: 1 of 3

THIS INDENTURE, made this 14<sup>th</sup>  
day of March, 2003 between  
1355 W. Washington Boulevard, LLC,  
created and existing under and by virtue of the laws  
of the state of Illinois, party of the first part,  
and Sarah Townes and Charles  
Townes, of Chicago, Illinois,

MARRIED  
as husband and wife, not as Joint Tenants,  
nor as Tenants in Common but as TENANTS  
BY THE ENTIRETY

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged and pursuant to authority of the Manger of party of the first part, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the City of Chicago, County of Cook and State Illinois and legally described on Exhibit A attached hereto and made a part hereof.

Common Address of Property: Condominium Unit No. 3B  
1355 W. Washington Boulevard  
Chicago, Illinois 60607

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right title, interest, claim or demand whatsoever of the party of the first part, either in law or 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, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY 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, and its successors and assigns, that during the period that the party of the first part has owned title to the Premises, 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Illinois Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Declaration and Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, which do not affect the use of the Unit as a private residence; (i) utility easements, if any whether recorded or unrecorded; (j) installments due after Closing for regular assessments levied pursuant to the Declaration; (k) rights easements, covenants, conditions, restrictions and reservations contained in the Condominium Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein; and (l) matters over which the title company has agreed to insure.

The party of the first part also hereby grants to the party of the second part, 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 the party of the first part 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.

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ATGF, INC.

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## EXHIBIT A

### LEGAL DESCRIPTION

Unit 3B in The 1355 West Washington Boulevard Condominium as depicted on the plat of survey of the following described real estate:

LOT 3 AND THE EAST HALF OF LOT 2 IN BLOCK 6 IN MALCOLM MCNEILL'S SUBDIVISION OF BLOCKS 6, 7, AND 8 IN WRIGHTS ADDITION TO CHICAGO IN THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

which Plat of Survey is attached as Appendix "D" to the Declaration of Condominium, recorded October 29, 2002, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0021190652, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to parking space number P- 12, a limited common element ("LCE"), as delineated on the Plat of Survey attached to the Declaration of Condominium, and such other limited common elements as are delineated on said Plat of Survey and the rights and easements for the benefit of Unit 3B as are set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the remaining land described therein.

THE FOLLOWING PERMANENT INDEX NUMBERS AFFECT THE UNDERLYING PROPERTY AND NOT THE SPECIFIC UNIT: 17-08-335-004-0000