



Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 06/03/2003 01:47 PM Pg: 1 of 4

GEORGE E. COLE FORM NO. 801  
LEGAL FORMS  
February, 1985

6

**SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)**

MC 2046678 1002

CAUTION: under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 28<sup>th</sup> day of March, 2003 between **REGAL CLUB CONDOMINIUMS, L.L.C.**, a limited liability company duly authorized to transact business in the State of Illinois, party of the first part, and **CASSAUNDA PARKER**, party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said Company by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its heirs and assigns, **FOREVER**, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT "A"**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, ten s, 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, 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, its 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: **SEE ATTACHED EXHIBIT "B"**

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 describe 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.

Permanent Real Estate Index Number(s): Part of 20-10-211-041-0000  
Address(es) of Real Estate: Unit 2, PS- of Regal Club Condominiums, 4856 South Champlain Chicago, Illinois 60615

**In Witness Whereof**, said Grantor has caused its name to be signed to these presents by its Manager, this 28<sup>th</sup> day of March, 2003.

REGAL CLUB CONDOMINIUMS, L.L.C., an Illinois limited liability company

By:   
Name: Dwayne J. Lawrence  
Its: Manager

4

# UNOFFICIAL COPY

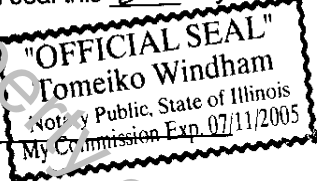
State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Dwayne T. Lawrence personally known to me to be the Manager of

REGAL CLUB CONDOMINIUMS, L.L.C., appeared, before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Manager of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal this 28th day of March, 2003.

Commission expires \_\_\_\_\_



*Tomeiko Windham*  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by Gary L. Plotnick  
Schain, Burney, Ross, & Citron LTD  
222 North LaSalle Street, Suite 1910  
Chicago, Illinois 60601

City of Chicago  
Dept. of Revenue  
309086  
06/03/2003 10:28  
Batch 07272 42

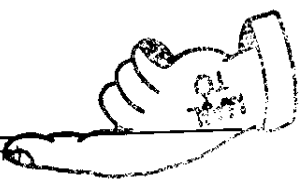


Real Estate  
Transfer Stamp  
\$1,237.50

SEND SUBSEQUENT TAX BILLS TO:

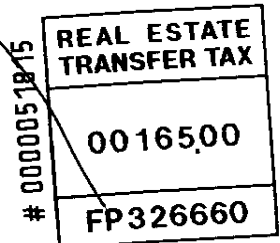
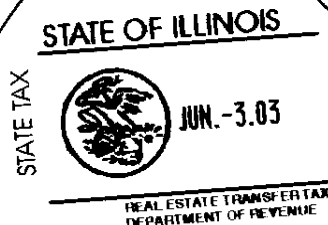
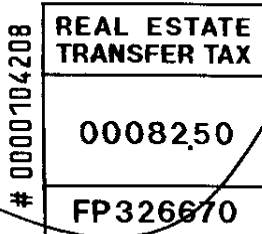
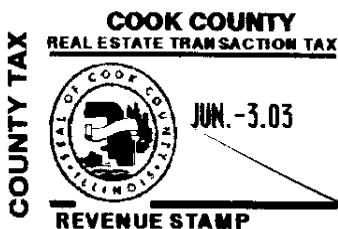
Cassandra Parker  
(Name)  
Unit 2, 4856 S. Champlain  
Chicago, Illinois 60615  
(City, State, Zip Code)

Mail To: Marjorie Fortner  
(Name)  
P.O. Box 623  
South Holland, Illinois 60473  
(City, State and Zip)



OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

F:\HOME\Tomeiko\Closings\Regal Club\Parker\REGAL-SWD.doc



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

<sup>and</sup>  
UNITS 2, ~~2~~, IN REGAL CLUB CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 13, 14, 15, AND 16 IN BLOCK 1 IN THE SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0030207434, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "B"

### SUBJECT TO:

1. Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws or ordinances.
4. Provisions of the Illinois Condominium Property Act.
5. Easements, covenants, conditions, agreements, building lines and restrictions of record.
6. Leases and licenses affecting the common elements (as defined in the Declaration).
7. Acts done or suffered by Buyer, or anyone claiming by, through or under Buyer.
8. Schedule B exceptions listed in Mercury Title Company Commitment Number 2046678.

Property of Cook County Clerk's Office