

# UNOFFICIAL COPY



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Eugene "Gene" Moore Fee: \$30.00

Cook County Recorder of Deeds

Date: 08/25/2003 08:03 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

Prepared by:

Richard J. Rubin  
439 North Western Avenue  
Chicago, Illinois 60612

After recording, mail to:

*Cindy S. Yangiaforte*  
*Bell, Boyd & Wood LLC*  
*70 W. Madison St., Ste. 3300*  
*Chicago, IL 60602*

Know All Men By These Presents, that 4100 Lincoln, L.L.C., an Illinois limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid, by Jason A. Engel of (Grantee's address) 1952 West Addison Street, Chicago, Illinois 60613 (the "Grantee")

to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents, does GRANT, BARGAIN, SELL, and CONVEY unto Grantee the following described real estate, situated in the County of Cook, in the State of Illinois, to-wit:

For legal description see Exhibit "A" which is attached hereto and made a part hereof.

Commonly known and described as: Units 305 and P27, 4110 North Lincoln Avenue, Chicago, Illinois 60618

Permanent index numbers: 14-18-321-057-0000 and 14-18-321-058-0000

(the "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee,

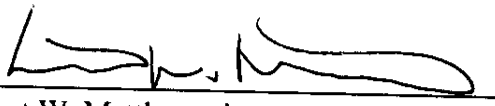
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Clerk's Office  
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its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) general real estate taxes not yet due and payable.

EXECUTED the 30th day of May, 2003.

4100 LINCOLN, L.L.C.  
an Illinois limited liability company

By:   
Robert W. Matthews, its manager

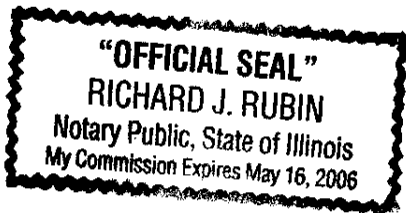
STATE OF ILLINOIS

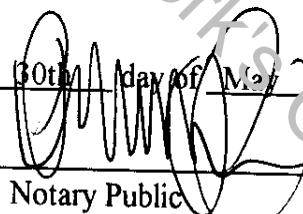
SS.

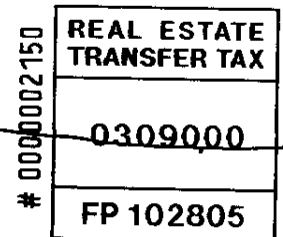
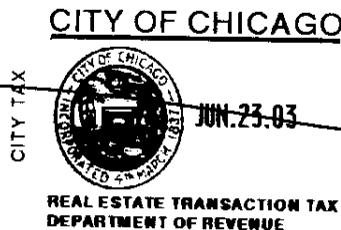
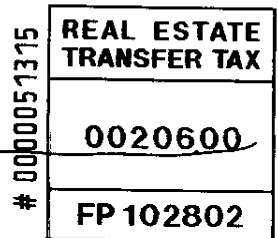
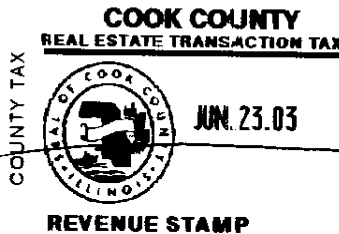
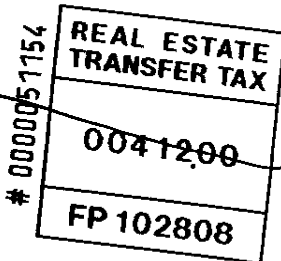
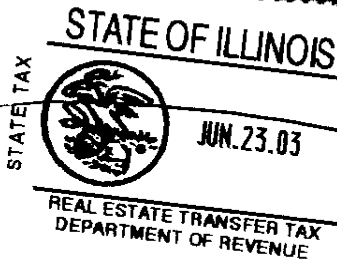
COUNTY OF COOK

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Robert W. Matthews, personally known to me to be the manager of 4100 Lincoln, L.L.C., an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he as such manager, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30th day of May, 2003.



  
Notary Public



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## EXHIBIT "A"

### Legal description

Units 305 and P27 in the 4100 North Lincoln Avenue Condominium as delineated on a survey of the following described real estate:

Lots 217 to 223 in Rudolph's Subdivision of Blocks 4 and 5 of W. B. Ogden's Subdivision of the Southwest 1/4 of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0029866001 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Grantor also hereby grants to 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, aforesaid, 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.

Cook County Clerk's Office

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## EXHIBIT "B"

### Permitted Encumbrances

- (1) real estate taxes not yet due and payable;
- (2) public utility easements;
- (3) all rights, easements, restrictions, conditions and reservations contained in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration;
- (4) provisions of the Condominium Property Act of Illinois (the "Act");
- (5) such other matters as to which the Title Insurer commits to insure Purchaser against loss or damage;
- (6) acts of Purchaser;
- (7) and covenants, conditions, restrictions, and easements of record.

Property of Cook County Clerk's Office