

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
INDIVIDUAL TENANCY
ILLINOIS



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/27/2003 07:38 AM Pg: 1 of 3

518580

UPON RECORDING MAIL TO:

John Keating
Attorney At Law
10078 Church Street-Unit 311
Evanston, Illinois 60201

SEND SUBSEQUENT TAX BILLS TO:

Patrick Carlevato and Michelle Hagedora
2800 N. Orchard Ave., Unit 803
Chicago, Illinois 60657

THIS INDENTURE, made this 2nd day of June 2003, between 2800 North Orchard LLC, an Illinois limited liability company, party of the first part, and Patrick Carlevato and Michelle Hagedora, of 1627 North Sedgwick, Chicago, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit: -
not as tenants in common but in joint tenancy with rights of survivorship
Common Address: 2800 N. Orchard Unit 803 Chicago, Illinois 60657

Parking Space: P-48

Legal Description:

UNIT 803 AND UNIT P-48 IN 2800 NORTH ORCHARD CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 24 IN L.S. WARNER'S SUBDIVISION OF LOTS 17 AND 18 IN BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOT 14 (EXCEPT THAT PART OF SAID LOT WHICH LIES EAST OF A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF N. ORCHARD STREET, BEING THE EAST 18 FEET OF SAID LOT) AND ALL OF LOTS 15 AND 16 IN L.J. HALSEY'S SUBDIVISION OF LOT 9 IN BICKERDIKE AND STEELE'S SUBDIVISION AFORESAID, TOGETHER WITH LOTS 3, 4 AND 5 IN ABBOTT'S SUBDIVISION OF THE WEST PART OF THE SOUTH 1/2 OF LOT 10 IN BICKERDIKE AND STEELE'S SUBDIVISION AFORESAID, TOGETHER WITH THE PRIVATE ALLEY SOUTH AND SOUTHWESTERLY OF AND ADJOINING SAID LOT 3 AS CREATED BY AND AS DESIGNATED ON A PLAT OF ABBOTT'S SUBDIVISION RECORDED IN THE RECORDER'S OFFICE ON MARCH 10, 1884 AS DOCUMENT 529937, IN BOOK 10, PAGE 86, ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 6, 2002, AS DOCUMENT NUMBER 0020635931, TOGETHER WITH ITS [THEIR] UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO:

(a) General real estate taxes not yet due and payable; (b) Easements, covenants, conditions, restrictions and building lines of record, including any easement established by or implied from the Declaration of Condominium Ownership for 2800 North Orchard Condominium and Declaration of Covenants, Restrictions and Cross-Easements, recorded June 6, 2002, as Document Number 0020635931 (the "Declaration") or amendments thereto, if any; (c) Applicable zoning and building laws or ordinances; (d) Encroachments, if any; (e) Acts done or suffered by Purchaser; (f) Limitations and conditions imposed by the Condominium Property Act of the State of Illinois; and (g) the Declaration and all amendments thereto, if any.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 in 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.

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, aforesaid, and grantor reserves to

JICOR TITLE INSURANCE

BOX 333-CT1

3/8

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Property of Cook County Clerks Office

STATE OF ILLINOIS
STATE TAX
JUN. 13.03

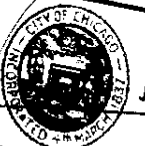


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

3000008563

REAL ESTATE
TRANSFER TAX
00356.00
FP 102809

CITY OF CHICAGO
CITY TAX
JUN. 13.03



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0800008417

REAL ESTATE
TRANSFER TAX
02670.00
FP 102803

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX
JUN. 13.03



REVENUE STAMP

0000008516

REAL ESTATE
TRANSFER TAX
00178.00
FP 326707

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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.

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 FOREVER DEFEND.

The tenant of unit 803 has waived or has failed to exercise the right of first refusal.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first written above.

Permanent Real Estate Index Numbers:

14-28-115-043-0000	14-28-115-040-0000
14-28-115-044-0000	14-28-115-039-0000
14-28-115-045-0000	14-28-115-038-0000
14-28-115-046-0000	

2800 North Orchard LLC, an Illinois limited liability company

Dated this 2nd day of June, 2003

By: [Signature]
Its Manager

State of Illinois)
County of Cook)SS

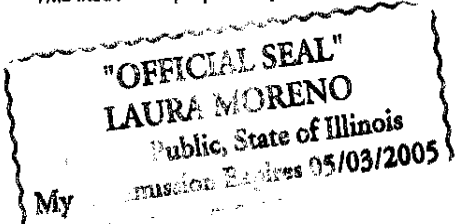
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert J. Kroupa, Jr., personally known to me to be the Manager of 2800 North Orchard LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of June 2003.

[Signature]
Notary Public

Commission Expires: 5/3 2005

This instrument prepared by: Nelson Silver LLC, Elka Nelson, Esq., 20 north Clark St., Suite 550, Chicago IL 60602



My

Property of Cook County Clerk's Office