

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (Illinois)

28.00

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Date: 04/28/2003 Page: 1 of 3



Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 07/22/2003 10:25 AM Pg: 1 of 4

THIS INDENTURE, made this 14 day of April, 2003, by HENRIET NATHAN, a widow and surviving joint tenant of Saul Nathan, deceased, as Grantor, of the County of Dallas, in the State of Texas, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantees hereinafter named, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Laurance P. Nathan and Ellen Marks, as Trustees under the Henriet Nathan Family Trust, a trust created under a Trust Agreement dated January 20, 2003 by Henriet Nathan, as Settlor, as amended, or the successors in trust, FOREVER, all the following described real estate, situated in the County of Cook and 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 or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, 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, above described, with the appurtenances, unto Grantees forever.

And Grantor, for herself, and her heirs and legal representatives, does covenant, promise and agree to and with Grantees, and their successors, that she 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 she WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under her, subject only to:

General real estate taxes and assessments not yet due or payable and covenants, conditions, restrictions and easements of record, if any.

Permanent Real Estate Index Number: 1016-204-020-1029

Address of Property: 9530 Lamont Avenue, Apartment 209, Skokie IL 60077

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Village Code Chapter 10  
EXEMPT Transaction  
Skokie Office

05/19/03

*Henriet Nathan*  
Henriet Nathan

RE-RECORDING TO SHOW EXEMPTION FROM TRANSFER STAMPS

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-4  
sub per. (e) and Cook County Ord. 93-0-27 par. (e)

Box 389  
L. Nathan

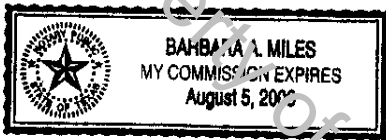
Date: JULY 22 2003 Sign: [Signature]

# UNOFFICIAL COPY

STATE OF *Texas* )  
 ) SS  
COUNTY OF DALLAS )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Henriet Nathan, 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 they signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of April, 2003



*Barbara A. Miles*  
NOTARY PUBLIC

This instrument was prepared by and return to: Laurance P. Nathan  
D'Ancona & Pflaum  
111 E. Wacker Drive  
Suite 2800  
Chicago, Illinois 60601.

MAIL AND SEND SUBSEQUENT TAX BILLS TO GRANTEE'S ADDRESS:

c/o Laurance P. Nathan  
9530 Lamon Ave. Apt 209  
Skokie IL 60077

Property of Cook County Clerk's Office

EXHIBIT A

UNOFFICIAL COPY

Unit No. 209 as delineated on survey of the following described real estate (hereinafter referred to as "parcel"): That part of the East Half (1/2) of the Northeast Quarter (1/4) of Section 16, Township 41 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the East 33 rods of said Northeast Quarter (1/4); thence South 00°03'30" West on the West line of said East 33 rods of Northeast Quarter (1/4), a distance of 239.10 feet; thence North 90°00'00" West, a distance of 59.83 feet for the place of beginning of the tract of land hereinafter described; thence South 00°00'00" West, a distance of 189.0 feet; thence South 90°00'00" West, a distance of 66.50 feet; thence South 75°00'00" West, a distance of 169.08 feet; thence North 15°00'00" West, a distance of 79.0 feet; thence North 75°00'00" East, a distance of 174.55 feet; thence North 00°00'00" West, a distance of 33.55 feet; thence North 75°00'00" West, a distance of 174.55 feet; thence North 15°00'00" East, a distance of 79.0 feet; thence South 75°00'00" East, a distance of 169.08 feet; thence North 90°00'00" East, a distance of 66.50 feet; to the place of beginning, all in Cook County, Illinois, which survey is attached as Exhibit A to Declaration of Condominium made by Harris Trust and Savings Bank, an Illinois corporation, as Trustee under Trust Agreement dated May 15, 1967 and known as Trust No. 32766, and not individually, filed in the Office of the Registrar of Deeds of Cook County, Illinois, as Document No. LR 26-54-915; together with an undivided 1.3497 % interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration of Condominium and survey).

Grantor also hereby grants to Grantee, their successors and assigns, as an easement appurtenant to the premises herein conveyed, a perpetual, exclusive easement for parking purposes in and to Parking Area No. 31, as defined and set forth in said Declaration of Condominium and survey.

Grantor also hereby grants to Grantee, their 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 aforementioned Declaration of Condominium and in the Declaration of Easements, Covenants and Restrictions filed in the Office of the Registrar of Deeds of Cook County, Illinois, as Document No. LR 25-30-976, ~~and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations for the benefit of the remaining property described therein.~~

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declarations the same as though the provisions of said Declarations were recited and stipulated at length herein.

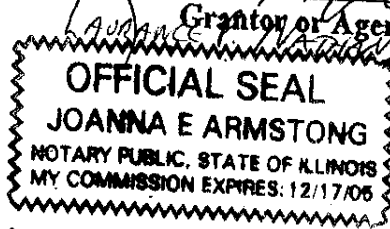
# STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated JULY 15, 2003

Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said AGENT FOR GRANTOR this 15<sup>th</sup> day of JULY, 2003  
Notary Public [Handwritten Signature]



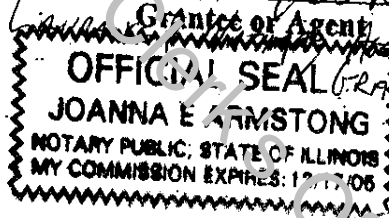
AGENT FOR GRANTOR

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated JULY 15, 2003

Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said AGENT FOR GRANTEE this 15<sup>th</sup> day of JULY, 2003  
Notary Public [Handwritten Signature]



AGENT FOR GRANTEE

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)