

# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

No. 803  
November 1994



0321741105

Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/05/2003 11:11 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

81409157 23095190 SKB 1074

CAUTION: Consult a lawyer before using or acting 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 26<sup>th</sup> day of JUNE, 2003, between 1330 W. ALBION BLOCK, INC.

a corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS, party of the first part, and JANE F. NEUFELD  
6619 N. GLENWOOD #26, CHICAGO, IL 60626

(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 AND 00/100-----(\$10.00) Dollars and other good & valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMYSE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Above Space for Recorder's Use Only

SEE LEGAL ATTACHED TO AND MADE PART OF

Together with all and singular the hereditaments and appurtenances therunto 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 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, her 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, her 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 incumbered 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:

Permanent Real Estate Number(s): 11-32-312-009 affects underlying land

Address(es) of real estate: 1330-32 W. ALBION #3W, CHICAGO, IL 60626

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

1330 W. ALBION BLOCK, INC.

(Name of Corporation)

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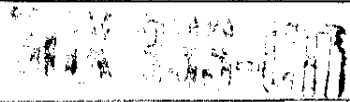
By [Signature]  
President

Attest: \_\_\_\_\_  
Secretary

WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714

(Name and Address)

This instrument was prepared by



# UNOFFICIAL COPY

MAIL TO: Brian Owen  
 (Name)  
53 W Jackson #1018  
 (Address)  
Chicago IL 60626  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Jane Newfeld  
 (Name)  
1332 W Albion #3W  
 (Address)  
Chicago IL 60626  
 (City, State and Zip)

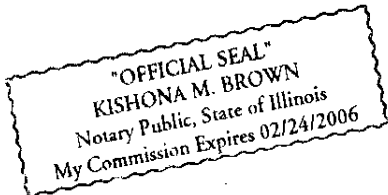
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS  
 COUNTY OF COOK } ss.

I, \_\_\_\_\_ a Notary Public  
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ANATOLY ZARKHIN  
 personally known to me to be the \_\_\_\_\_ President of 1330 W. ALBION BLOCK, INC  
 a Illinois corporation, and \_\_\_\_\_, personally known to me to be the  
 \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose  
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that  
 as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and  
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to  
 authority, given by the Board of \_\_\_\_\_ Directors \_\_\_\_\_ of said corporation as their free and voluntary  
 act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of June 2005

\_\_\_\_\_  
 Notary Public  
 Commission expires \_\_\_\_\_



Box \_\_\_\_\_  
**SPECIAL WARRANTY DEED**  
 Corporation to Individual

STATE OF ILLINOIS  
 JUL. 18.03  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00285.00
FP 102808

# 0000052871

COOK COUNTY  
 JUL. 18.03  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX

REAL ESTATE TRANSFER TAX
00142.50
FP 102802

# 0000052962

CITY OF CHICAGO  
 JUL. 19.03  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
02137.50
FP 102805

# 000002871

MAIL TO: \_\_\_\_\_  
 GEORGE E. COLE®  
 LEGAL FORMS

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LEGAL DESCRIPTION:

UNIT NUMBERS 3W AND G5 IN THE ALBION CHICAGO CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 10 IN BLOCK 6 IN NORTH SHORE BOULEVARD SUBDIVISION, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 30 ACRES THEREOF) IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0314939015; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN#: 11-32-312-009 (affects underlying land as well)

COMMONLY KNOWN AS: 1330-32 W. ALBION #3W, CHICAGO, IL 60626

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THE TENANT OF UNIT 3W AND G5 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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"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 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."