



Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/07/2003 09:50 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **1315 N. BOSWORTH LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Martin Moran and Cara Gallagher ("Grantee"), whose address is 3146 North Southport, #2, Chicago, Illinois 60657, the following described real estate, to-wit:

See Attached legal Description
UNIT 8 AND STORAGE SPACE NO. 3, IN THE BOSWORTH PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #0311819080, BEING A PORTION OF:

LOT 20 (EXCEPT THE NORTH 3.83 FEET THEREOF) AND THE NORTH 12 FEET OF LOT 19 IN HURFORD'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 11 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

(HEREINAFTER REFERRED TO AS "PARCEL"), WHICH SURVEY IS ATTACHED AS APPENDIX A TO DECLARATION OF CONDOMINIUM MADE BY 1315 N. BOSWORTH LLC AND RECORDED ON AUGUST 28, 2003 IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0311819080, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

** NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP*

BOX 333-CTT

8129440 1/2

CTC-MLC/DB

NO ARBS

4/18

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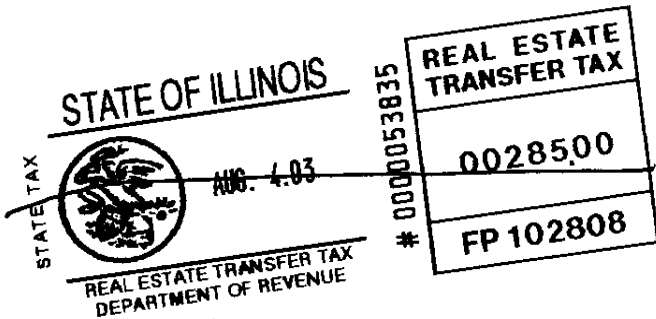
This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Condominium Documents, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

Permanent Real Estate Index Number: 17-05-116-020-0000
Commonly known as: 1315 N. Bosworth, Unit 8, Chicago, IL 60622

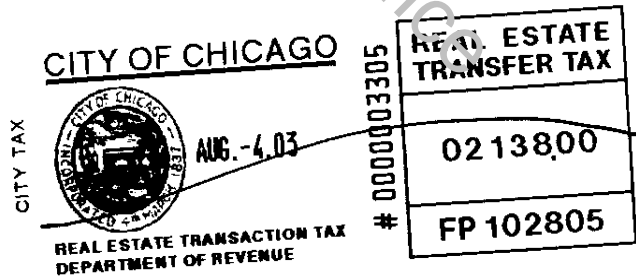
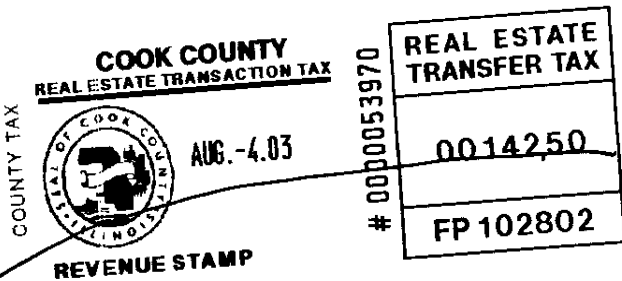
IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 30 day of May, 2003.

1315 N. BOSWORTH LLC,
an Illinois limited liability company



By: [Signature]
Kenneth Motew, Manager

By: [Signature]
Michael Zucker, Manager

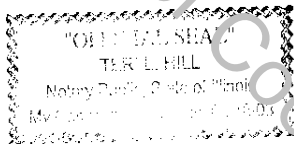


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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Kenneth E. Motew and Michael Zucker, as Managers of 1315 N. Bosworth LLC, an Illinois limited liability company, 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 acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30 day of May, 2003.



[Signature]

 Notary Public
 My commission expires 9/18/03

Recorders Box 170

After Recording Mail to:
Loftus's Loftus
646 Busse Highway
Park Ridge, IL 60068

Send Subsequent Tax Bills to:

This Instrument Was Prepared by: Horwood Marcus & Berk Chartered
 Whose Address Is: 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601

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STREET ADDRESS: 1315 N. BOSWORTH AVE. UNIT 1315-8

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 17-05-116-070-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 1315-8 IN THE BOSWORTH PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 20 (EXCEPT THE NORTH 3.83 FEET THEREOF) AND THE NORTH 12 FEET OF LOT 19 IN HURFORD'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 11 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 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 031189080 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 031189080.

Property of Cook County Clerk's Office