

UNOFFICIAL COPY



0324032091

Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/28/2003 10:08 AM Pg: 1 of 2

This instrument was prepared by:

Stephanie J. Kim
Katz Randall Weinberg & Richmond
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606
KRWR File No. 08637.00300

Handwritten signature and date: 2003/08/28

SPECIAL WARRANTY DEED

0316334173
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/12/2003 02:59 PM Pg: 1 of 2

This space reserved for Recorder.

THIS DEED BEING RECORDED TO CORRECT COYON DESCRIPTION

THIS INDENTURE, made this 6th day of June, 2003 between **FULLERTON DEVELOPMENT LLC**, a limited liability company 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

ALI GUZELDERE and SANDRA GUZELDERE, of 8138 W. Salsbury Avenue, Lyons, Illinois 60534, party of the second part, as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** and not as tenants in common,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said limited liability company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to their heirs and assigns, as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** and not as tenants in common, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOTS 26 AND 27 TAKEN AS A TRACT, IN BLOCK 2 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ~~EXCEPTING THEREFROM~~ THAT PART LYING BELOW AN ELEVATION OF 27.65 FEET, CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE NORTHERLY, ALONG THE EAST LINE OF SAID TRACT, 5.10 FEET; THENCE WESTERLY 0.48 FEET TO THE INTERIOR CORNER OF TWO WALLS; THENCE, FOLLOWING THE INTERIOR FACE OF THE WALLS THE FOLLOWING DIRECTIONS AND DISTANCES, NORTHERLY 45.75 FEET, THENCE WESTERLY 16.09 FEET; THENCE SOUTHERLY 8.39 FEET; THENCE WESTERLY 1.44 FEET; THENCE SOUTHERLY 5.79 FEET; THENCE EASTERLY 1.46 FEET; THENCE SOUTHERLY 11.98 FEET; THENCE EASTERLY 2.31 FEET; THENCE SOUTHERLY 14.46 FEET; THENCE WESTERLY 3.63 FEET; THENCE SOUTHERLY 5.16 FEET; THENCE EASTERLY 17.47 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

*DESCRIBED AS FOLLOWS:

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration of Easements and Operating Agreement recorded November 1, 2002 as Document 0021211409 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, their 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 DEFEND, subject to: (1) general real estate taxes not due and payable at the time of Closing; (2) Declaration aforesaid; (3)

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\$1,312.50

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Transfer Stamp



Dept. of Revenue

M.G.R. TITLE

M.G.R. TITLE

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applicable zoning and building laws and ordinances and other ordinances of record; (4) encroachments, if any; (5) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration, provided none of the foregoing materially adversely affect Grantee's habitability of the Unit; and (8) liens and other matters of title over which the Title Company is willing to insure without cost to Grantee.

Permanent Real Estate Index Numbers: 14-29-319-037-0000
14-29-319-038-0000

Address of real estate: 1452 W. Fullerton, Chicago, Illinois

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

WE HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE COPY OF THE ORIGINAL INSTRUMENT.
MERCURY TITLE COMPANY

BY: [Signature]
STATE OF ILLINOIS)
TITLE EXAMINER)
COUNTY OF COOK)

FULLERTON DEVELOPMENT LLC, an Illinois limited liability company

By: [Signature]
Jon Goldman, Member

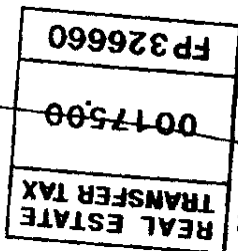
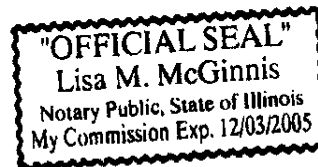
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jon Goldman, Member of FULLERTON DEVELOPMENT LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Member of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 9th day of JUN, 2003.

[Signature]
Notary Public

After Recording Mail To:
Robert E. Blinstrubas
15 Spinning Wheel Road, Suite 401
Hinsdale, IL 60521

Send Subsequent Tax Bills To:
Ali Guzeldere
8138 West Salsbury Avenue
Lyons, IL 60534



0000052816

DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX

JUN. 12. 03



STATE TAX

STATE OF ILLINOIS

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN. 12. 03

REVENUE STAMP

0000105218

