

# UNOFFICIAL COPY



Doc#: 0326533225  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 09/22/2003 12:43 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THIS INDENTURE is made this 13<sup>th</sup> day of March, 2003 between **Montrose Block LLC, a Delaware limited liability company**, of 1045 W. Lawrence, Chicago, Illinois ("Grantor") and **Dawn Samelak**, of 1616 W. Montrose, Unit 3B, Chicago, Illinois 60613 ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

SEE ATTACHED EXHIBIT A

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 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 as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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, WILL WARRANT AND DEFEND, subject to the following:

Subject to those exceptions set forth on attached Exhibit B.

THE ABOVE SPACE FOR RECORDER'S USE ONLY

4

8/29/03 9:47 AM

PIN: 14-18-223-019-0000

Common Address: 1626 W. Montrose, Unit <sup>1626A</sup> and P9, Chicago, Illinois 60613

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its duly authorized Manager the day and year first above written.

Montrose Block LLC, a Delaware limited liability company

By: James Stoller  
James Stoller, Manager

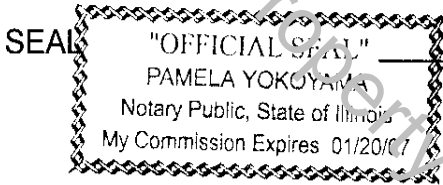
BOX 333-CTI

# UNOFFICIAL COPY

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that James Stoller, Manager of Montrose Block LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, 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 the company, for the uses and purposes set forth.

Given under my hand and notarial seal on March 8, 2003

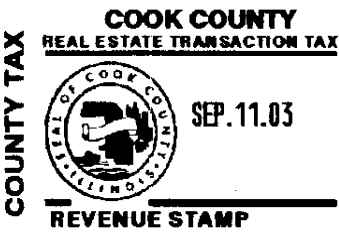


*Pamela Yokoyama*  
Notary Public  
My commission expires: 1/2007

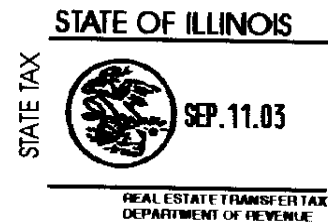
This instrument was prepared by: Lisa M. Spelhaug, Esq., Much Shelist  
191 N. Wacker, Suite 1800, Chicago, Illinois 60606

After recording, mail to: Philip J. Bernstein, Esq., Ralph Bernstein & Assoc.  
208 S. LaSalle, suite 1400, Chicago, IL 60604

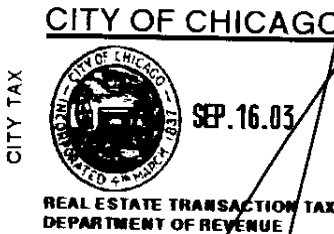
Send subsequent tax bills to: Dawn Samelak, 1626 W. Montrose, Unit  
Chicago, Illinois 60613



REAL ESTATE TRANSFER TAX
00054.50
FP326670



REAL ESTATE TRANSFER TAX
00109.00
FP326660



REAL ESTATE TRANSFER TAX
00818.00
FP 102805

# UNOFFICIAL COPY

## EXHIBIT A – LEGAL DESCRIPTION

### PARCEL 1:

UNITS P 9 IN THE 1616 WEST MONTROSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 2, 3, 4 AND 5 IN VAN HORN AND SINCLAIRS RESUBDIVISION OF LOTS 10, 11, 12, 13, 14 AND 15 IN BLOCK 21 IN RAVENSWOOD IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020238601 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

### PARCEL 2:

UNIT 1626A IN THE 1616 WEST MONTROSE COMMERCIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 2, 3, 4 AND 5 IN VAN HORN AND SINCLAIRS RESUBDIVISION OF LOTS 10, 11, 12, 13, 14 AND 15 IN BLOCK 21 IN RAVENSWOOD IN THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020238602 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

### PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS FOR 1616-1628 WEST MONTROSE RECORDED AS DOCUMENT NUMBER 0020238600.

# UNOFFICIAL COPY

## EXHIBIT B

Subject to: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Commercial Condominium and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements which April hereafter be executed by Seller and any easements which April be established by or implied from the Declaration of Covenants, Conditions, Restrictions, Party Walls and Easements for 1616-1628 West Montrose and Declaration of Commercial Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) encroachments, if any; (f) limitations and conditions imposed by the Act; (g) special taxes or assessments for improvements not yet completed; (h) any unconfirmed special tax or assessment; (i) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (j) general taxes for the year 2001 (second installment) and subsequent years; (k) installments due after the date hereof of assessments established pursuant to the Declaration of Condominium and the Declaration of Covenants, Conditions, Restrictions, Party Walls and Easements for 1616-1628 West Montrose; (l) terms, provisions, covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions, Restrictions, Party Walls and Easements for 1616-1628 West Montrose; and (m) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the Property, the rights and easements for the benefit of said Property set forth in the Declaration of Commercial 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.

There was no tenant in the unit prior to the conversion, and no tenant has any right of first refusal.