

# UNOFFICIAL COPY

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Doc#: 0326801208  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/25/2003 11:22 AM Pg: 1 of 3

**Mail Recorded Deed To:**

SIMON Edelstein  
939 W GRACE  
CHICAGO IL 60613

**Mail Future Tax Bills To:**

JONATHAN TAUBER  
823 N WINCHESTER  
UNIT 2  
CHICAGO IL 60622

0103-8135917-Anyneo

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH that 823 N Winchester LLC, an Illinois limited liability company, ("Grantor") REMISES, RELEASES, ALIENS AND CONVEYS unto Jonathan L. Tauber, a single person, ("Grantee"), whose address is 1922 N. Howe, #3R, Chicago, IL 60614 for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents does unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Permanent Real Estate Index Number: 17-06-434-014-0000

Address of Real Estate: 823 N. Winchester, Unit 2  
Chicago, Illinois 60622

TO HAVE AND TO HOLD the Property to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Property is free of any encumbrance made or suffered by Grantor except as listed on Exhibit "A" attached hereto, and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other, except as aforesaid.

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# BOX 333-CTI

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Grantor also hereby grants to the Grantee, his/her successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

THE TENANT OF THE UNIT CONVEYED HEREBY HAS EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR OPTION OR HAD NO RIGHT OF FIRST REFUSAL OR OPTION WITH RESPECT TO THE UNIT CONVEYED HEREBY.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 15<sup>th</sup> day of September, 2003.

**823 N Winchester LLC**  
an Illinois limited liability company

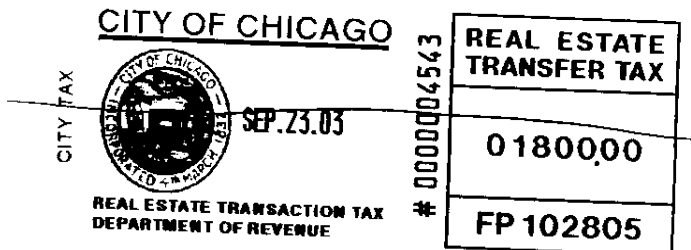
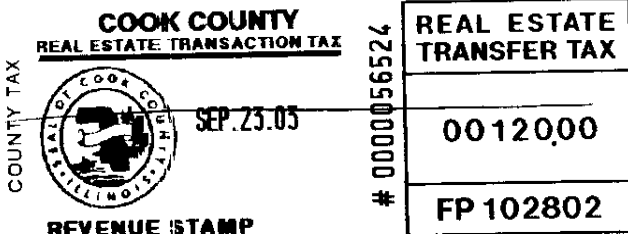
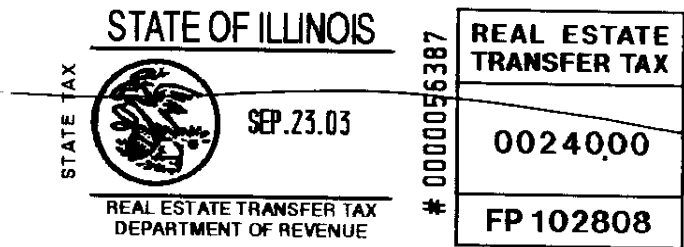
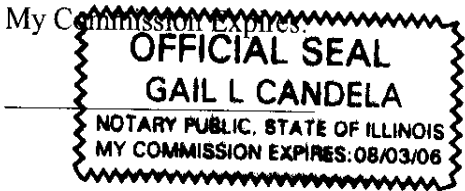
By: [Signature]  
Its Manager

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Jonathan Levy, as Manager of 823 N Winchester LLC personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 15<sup>th</sup> day of September 2003.

[Signature]  
Notary Public



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## EXHIBIT "A"

### Legal Description

UNIT 2 IN THE 823 N. WINCHESTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 27 1/2 FEET OF THE SOUTH 55 FEET OF THE NORTH 105 FEET OF SUBDIVISION OF BLOCK 7 IN SUPERIOR COURT PARTITION OF BLOCKS 2, 4, AND 7 AND THE WEST 1/2 OF BLOCK 3 AND THE SOUTH 1/2 OF BLOCK 8 IN COCHRAN AND OTHER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0320311289 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

**Subject to:** Covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for the year 2003 and subsequent years; the condominium declaration and by-laws; condominium assessments (whether general or special) not yet due at the time of closing; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and liens and other matters over which the title company is willing to insure without cost to Purchaser, provided that such liens and other matters do not materially interfere with Purchaser's use and enjoyment of the property as a residential condominium.