

# UNOFFICIAL COPY



Doc#: 0327301208  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 09/30/2003 12:22 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

TICOR-527588

**THIS INDENTURE**, made this 12<sup>th</sup> day of September, 2003 between KAREN CARLSON, A Married Woman of Chicago, Illinois, Individually and as Trustee Of The George J. Schultz Trust Dated 4/18/03 and MONTE VINER, As Trustee Of The George J. Schultz Trust Dated 4/18/03, GRANTOR, and ANITA C. MADISON, A Single Woman, of 1030 N. State Street, Chicago, Illinois, GRANTEE,

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority granted the Trustees Aforesaid, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF.**

**Permanent Real Estate Index Number(s):** 17-04-424-051-1265  
**Address(es) of real estate:** 1030 N. State Street (#5F)  
Chicago, Illinois 60610

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 part 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 Grantee, her heirs and assigns forever.

**THIS DOCUMENT WAS PREPARED BY:**




Monte Viner (#1000)  
11 S. La Salle Street  
Chicago, Illinois 60603

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BOOK 333-CT1

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<p style="text-align: center;"><b>STATE OF ILLINOIS</b></p> <p style="text-align: center;">STATE TAX  SEP. 29. 03</p> <p style="text-align: center;">REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	# 0000012229	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">REAL ESTATE TRANSFER TAX</td></tr> <tr><td style="text-align: center;">00134.00</td></tr> <tr><td style="text-align: center;">FP 102809</td></tr> </table>	REAL ESTATE TRANSFER TAX	00134.00	FP 102809
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00134.00					
FP 102809					
<p style="text-align: center;"><b>CITY OF CHICAGO</b></p> <p style="text-align: center;">CITY TAX  SEP. 28. 03</p> <p style="text-align: center;">REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	# 0000009523	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">REAL ESTATE TRANSFER TAX</td></tr> <tr><td style="text-align: center;">01005.00</td></tr> <tr><td style="text-align: center;">FP 102803</td></tr> </table>	REAL ESTATE TRANSFER TAX	01005.00	FP 102803
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01005.00					
FP 102803					
<p style="text-align: center;"><b>COOK COUNTY</b></p> <p style="text-align: center;">COUNTY TAX  SEP. 29. 03</p> <p style="text-align: center;">REAL ESTATE TRANSACTION TAX REVENUE STAMP</p>	# 0000012179	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">REAL ESTATE TRANSFER TAX</td></tr> <tr><td style="text-align: center;">00067.00</td></tr> <tr><td style="text-align: center;">FP326707</td></tr> </table>	REAL ESTATE TRANSFER TAX	00067.00	FP326707
REAL ESTATE TRANSFER TAX					
00067.00					
FP326707					

PROPERTY SEARCH INFORMATION  
LEGAL DESCRIPTION

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**LEGAL DESCRIPTION:**

**PARCEL 1:**

UNIT 05F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN NEWBERRY PLAZA CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25773994, BEING IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, AND THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


**PARCEL 2:**

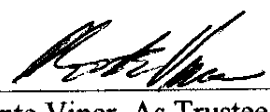
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT ("OPERATING AGREEMENT") RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NUMBER 25773375 FOR THE PURPOSE OF INGRESS AND EGRESS; TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING.

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GRANTEE UNDERTAKES THAT IT **WILL WARRANT AND DEFEND**, subject to:  
**Real Estate Taxes levied after the year 2002 and to Covenants, Conditions and Restrictions of record.**

  
\_\_\_\_\_  
(Karen Carlson, Individually and as Trustee  
of the George J. Schultz Trust Dated 4/18/03)

  
\_\_\_\_\_  
(Monte Viner, As Trustee of the  
George J. Schultz Trust dated 4/18/03)

**AFTER RECORDING, THIS DOCUMENT SHOULD BE RETURNED TO:**

~~Adam Gotskind~~ ANITA C. MADISON  
~~Attorney at law~~ 1030 N. STATE STREET  
(#50)  
Chicago, Illinois 60610

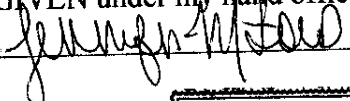
**SUBSEQUENT TAX BILLS SHOULD BE MAILED TO:**

Anita C. Madison (#50)  
←————— 1030 N. State Street  
Chicago, Illinois 60610

STATE OF ILLINOIS     )  
COUNTY OF COOK     ) SS.

I, the undersigned, a notary public in and for said County, in State aforesaid, DO HEREBY CERTIFY that Karen Carlson, both individually and as Trustee of the George J. Schultz Trust dated 4/18/03 and Monte Viner, as Trustee aforesaid, 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 Individual and Trustees, they signed and delivered the said instrument as their free and voluntary act and deed, and in accordance with the authority granted them under the terms of the aforesaid Trust, for the uses and purposes therein set forth.

GIVEN under my hand official seal this 8th day of September, 2003

  
\_\_\_\_\_  
(Notary Public)

