UNOFFICIAL COPY

Special Warranty Deed

0



Doc#: 0328002142

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 10/07/2003 10:13 AM Pg: 1 of 3

THE GRANTOR. THE METRO, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, for and in consideration of TEN & 00/100 DCC, ARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to DERRICK WILKINSON,

(GRANTEE'S ADDRESS) 2031 West Cortland, #2, Chicago, Illinois of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: (1) Real Estate Taxes not yet due and payable, (2) private, public and utility easements; (3) capplicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration; (6) Coverants, conditions restrictions, party wall permits, easements and agreements of record which do not materially a tversely affect the use of the Premises as a condominium residence, and (7) Acts of Buyer

GRANTOR Also hereby grants to the grantee, its 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.

Permanent Real Estate Index Number(s): <u>17-17-105-022</u>, <u>17-17-105-023</u>, <u>17-17-105-024</u>, <u>17-17-105-024</u>, <u>17-17-105-025</u>, <u>17-17-105-026</u>, <u>17-17-105-027</u> and <u>17-17-105-028</u>, <u>Volume 591</u>

Address(es) of Real Estate: *The Metro*, 1200 West Monroe Street,

Unit #617, LCEPS #80, Chicago, Illinois 60607-2509

The Metro, LLC, an Illingis Limited Liability Company

Stephen E. Barron, Manager

Near North North and Title Corp 222 North Lasalle Street

Chicago, Illinois 60601

HUL

UNOFFICIAL COPY

STATE OF ILLINOIS	}	
	}	SS
COUNTY OF COOK	}	

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO **HEREBY CERTIFY**, that The Metro by Stephen E. Barron, by its Manager, personally known to me to be the Manager of The Metro, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Oculus Development, Inc. by Stephen Barron and President they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed the reto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Notary Public, State of Illinois My Commission Expires 08/08/2005

ared By:

David S. Dordek 8424 Skokie Boulevard Skokie, Illinois 60077

Mail To:

James E. Hussey

OUNTY CLOPTS LAW OFFICES OF JAMES E. HUSSEY, LTD.

200 W. Madison St., Suite 3660

Chicago, Illinois 60606

Name & Address of Taxpayer:

Derrick Wilkinson

1200 West Monroe, Unit 617

Chicago, Illinois 60607-2509



CITY OF CHICAGO



SEP.29.03

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE



STATE OF ILLINOIS



REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

PEAL ESTATE MANSFER TAX 0022650 FP326703





0328002142 Page: 3 of 3

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Unit [617] and (together with its parking space: Limited Common Element Parking Space Number 80) and Parking Space Unit [n/a] in the Metro Condominium as delineated on a survey of the following described real estate:

LOTS 13 AND 14 IN ASSESSOR'S DIVISION OF BLOCK 3 AND SUB-LOTS 2, 3 AND 4 IN ASSESSOR'S DIVISION OF LOT 1 IN BLOCK 3, LYING BELOW A HORIZONTAL PLANE OF +78.94 CITY OF CHICAGO DATUM, IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING BELOW A HOPIZONTAL PLANE OF +26.65 CITY OF CHICAGO DATUM AND LYING ABOVE A HORIZONTAL PLANE OF +15.35 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 20.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DECREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 28.34 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 10.20 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 26.46 FEET; THENCE NORTH 90 DEGREES 0(MINUTES 00 SECONDS WEST, A DISTANCE OF 24.53 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.98 FEET; THENCE NORTH 90 DEGREES 00 MIN UTES 00 SECONDS WEST, A DISTANCE OF 2.07 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 38.82 FEET TO A POINT ON THE SOUTH LINE OF SAID LOTS 13 AND 14; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 16.30 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Which survey is attached as Exhibit [B] to the Declaration of Condominium recorded as document number [0315027090], and as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois