

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

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Prepared by: Allen B. Glass, Esq.
200 W. Jackson Blvd. #1200
Chicago, IL 60606



Doc#: 0328131013
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/08/2003 08:29 AM Pg: 1 of 3

After Recording, EDWARD O'CONNELL
Mail To: 14 N. PEORIA #2E
CHICAGO IL 60607

KNOW ALL MEN BY THESE PRESENTS that **HAZEL-AGATITE LLC**, an Illinois Limited Liability Company (the "Grantor"), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars in cash and other good and valuable consideration, in hand paid, by **MARK DOFN** of 4642 N. Malden, Chicago, IL (the "Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, not as Tenants in Common and not as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following described property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: **4440 N. Hazel, Unit 3,**
Chicago, IL 60640

P.I.N. 14-17-226-016-0000 (Pre-division)

(the "Property") subject to the matters listed on Exhibit "A" attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding and enforceable against the Property (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, subject to the Permitted Encumbrances, unto Grantee, his successors, heirs, legal representatives, administrators and assigns, FOREVER; and the Grantor hereby does bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, his successors, legal representatives and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) taxes for the year 2003 and thereafter, which have been prorated as agreed by Grantor and Grantee.

EXECUTED the 26th day of **September 2003**.

HAZEL-AGATITE LLC,
an Illinois Limited Liability Company

by: [Signature]
Authorized Manager

M.G.R. TIT

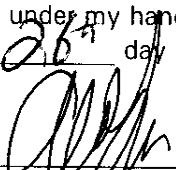
UNOFFICIAL COPY

STATE OF ILLINOIS}

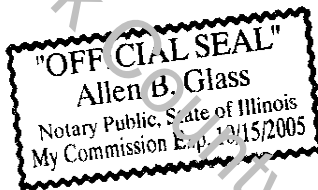
COUNTY OF COOK}

The undersigned, **ALLEN B. GLASS**, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **VASILE LOHAN**, personally known to me to be an authorized Manager of **HAZEL-AGATITE LLC**, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he is such Manager, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

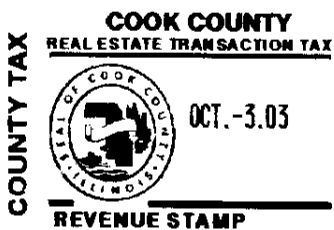
GIVEN under my hand and official seal this 26th day of September 2003.



Notary Public



My commission expires: 10/15/2005



REAL ESTATE TRANSFER TAX
0013350
FP326670

000043530



REAL ESTATE TRANSFER TAX
00267,00
FP326660

0000056985

UNOFFICIAL COPY**EXHIBIT "A"
TO
SPECIAL WARRANTY DEED**

Unit No. 4440-3 in the HAZEL HARBOR CONDOMINIUM as delineated on a survey of the following described real estate:

Lot 55 in A. T. Galt's Sheridan Road Subdivision in the East 1/2 of the Northeast 1/4 of Section 17, Township 40 North, Range 14, East Of The Third Principal Meridian, in Cook County, Illinois.

Which survey is attached to the Declaration of Condominium recorded as Document No. 0326532012, together with an undivided percentage interest in the common elements.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of 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.

This deed is subject to:

1. Current non-delinquent real estate taxes and taxes for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record;
5. Applicable zoning and building laws, ordinances and restrictions;
6. The Condominium Property Act of Illinois;
7. Acts done or suffered by the Purchaser;
8. Purchaser's mortgage.

The subject building was completely vacant for over one hundred twenty (120) days prior to the recording of the aforesaid Declaration and, therefore, no tenant right of first refusal existed.

City of Chicago
Dept. of Revenue
320175



Real Estate
Transfer Stamp
\$2,002.50

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