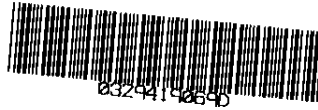


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This instrument was prepared by:

Stephanie J. Kim
Katz Randall Weinberg & Richmond
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606
KRWR File No. 08637.01400



Doc#: 0329419069
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 10/21/2003 09:37 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

M.G.R. TITLE

THIS INDENTURE, made this 16th day of October, 2003, between 1210 WAVELAND LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and

This space reserved for Recorder.

SONIYA SHRIVASTAV, * of 1105 Dorothy Drive, Pontiac, Illinois, party of the second part, *Rajendra Srivastav not as tenants in common but as joint tenants*

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 1214-2 IN THE WAVELAND COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 73 IN THE SUBDIVISION OF BLOCK 7 AND THAT PART LYING WEST OF RACINE AVENUE OF BLOCK 8 IN EDSON SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A PART OF LOT 12 OF LAFLIN SMITH AND DYER'S SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 20, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0324844000, 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 set forth in said Declaration 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs 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,

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City of Chicago
Dept. of Revenue
321388
10/20/2003 11:20 Batch 02272 5
Real Estate Transfer Stamp \$1,800.00



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against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (1) general real estate taxes not due and payable at the time of Closing; (2) Declaration of Condominium and By-Laws aforesaid; (3) applicable zoning and building laws and ordinances and other ordinances of record; (4) encroachments, if any; (5) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration, provided non of the foregoing materially adversely affect Grantee's habitability of the Unit; and (8) the Condominium Property Act of Illinois, City of Chicago Condominium Ordinance; and (9) liens and other matters of title over which the Title Company is willing to insure without cost to Grantee.

The tenant of this Unit has waived or has failed to exercise the right of first refusal.

Permanent Real Estate Index Numbers: 14-20-118-022-0000
Address of real estate: 1214 W. Waveland, Unit #2, Chicago, Illinois 60613

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written.

1210 WAVELAND LLC, an Illinois limited liability company

By: [Signature]
Jon Goldman, Member

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jon Goldman, Member of 1210 WAVELAND LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of said limited liability company, 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 said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16 day of October, 2003.

[Signature]
Notary Public

After Recording Mail To:
Beth Mann
15127 S. 73rd Avenue, Suite F
Orland Park, Illinois 60462
708 429-9999

Send Subsequent Tax Bills To:
Soniya Shrivastav
1214 W. Waveland, Unit 2
Chicago, Illinois 60613

