

SPECIAL WARRANTY DEED
INDIVIDUAL TENANCY
ILLINOIS

UNOFFICIAL COPY

UPON RECORDING MAIL TO:

Lisa Raimondi
Attorney At Law
4305 North Lincoln Avenue
Chicago, Illinois 60618



Doc#: 0330933229
Eugene "Gene" Moore Fee: \$46.00
Cook County Recorder of Deeds
Date: 11/05/2003 11:37 AM Pg: 1 of 2

SEND SUBSEQUENT TAX BILLS TO:

David Barros
5350 North Glenwood-Unit 2W
Chicago, Illinois 60640

THIS INDENTURE, made this 28th day of August, 2003, between 5348 North Glenwood LLC, an Illinois limited liability company, party of the first part, and David Barros, of 5350 North Glenwood, Chicago, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

Common Address: 5350 North Glenwood-Unit 2W, Chicago, Illinois 60640

Legal Description:

UNIT NUMBER 3350 2W IN THE GLENWOOD COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 3 AND 4 IN BLOCK 1 IN ZERO PARK, BEING ZERO MARX'S SUBDIVISION OF LOTS 1,2,3 AND 4 IN S.H. KERFOOT'S SUBDIVISION OF LOTS 1 TO 20 INCLUSIVE, IN LOUIS E. HENRY'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 031780308 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

SUBJECT TO:

(a) General real estate taxes not yet due and payable; (b) Easements, covenants, conditions, restrictions and building lines of record, including any easement established by or implied from the Declaration of Condominium Ownership for Glenwood Court Condominiums and Declaration of Covenants, Restrictions and Cross-Easements, recorded _____, as Document Number _____ (the "Declaration") or amendments thereto, if any; (c) Applicable zoning and building laws or ordinances; (d) Encroachments, if any; (e) Acts done or suffered by Purchaser; (f) Limitations and conditions imposed by the Condominium Property Act of the State of Illinois.

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 party of the first part, either in law or in 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 party of the second part, its heirs and assigns forever.

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.

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, its 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, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

BOX 333-CT1

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

Permanent Real Estate Index Numbers:
14-08-116-039-0000

5328 North Glenwood LLC, an Illinois limited
liability company

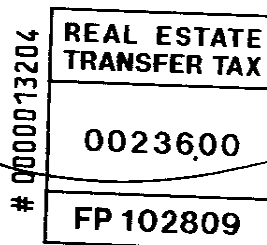
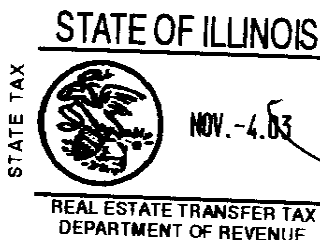
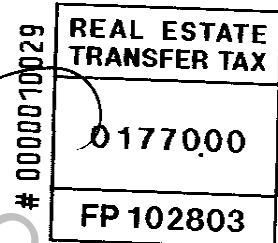
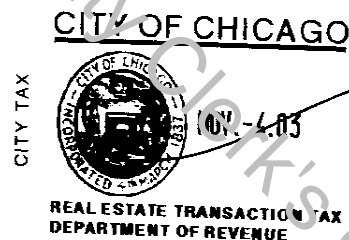
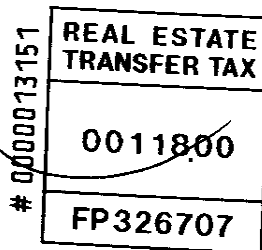
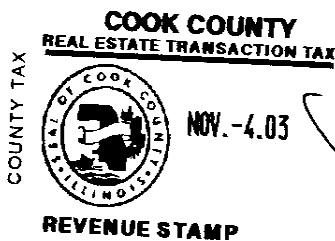
Dated this 28th day of August, 2003
State of Illinois)
County of Cook) SS

By: Robert T. Buffington
Its Manager

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert T. Buffington, personally known to me to be the Manager of 5348 North Glenwood 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 signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the use and purposes therein set forth.

Given under my hand and official seal, this 28th day of August, 2003. Laura Moreno
Notary Public

Commission Expires: 5/3 2005



This instrument prepared by: Elka Geller Nelson & Associates, LLC, 20 North Clark St., Suite 550, Chicago IL 60602