

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, THE CORRIDOR II, LLC, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Darby & Caryn Reid, husband and wife, not as Joint Tenants or as Tenants in Common, but as TENANTS BY THE ENTIRETY, ("Grantee"), whose address is 1332 W. Eddy St., #3, Chicago, Illinois, the following described real estate, to-wit:

SEE EXHIBIT A ATTACHED HERETO

Grantor also hereby grants to Grantee, its successors and assigns, 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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Condominium Documents, including all amendments thereto; (d) applicable zoning and building laws and ordinances, ~~(e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto;~~ (f) easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

Permanent Real Estate Index Numbers:

14-32-425-017-0000 and
14-32-425-016-0000 (partial)
1735 N. Clybourn, Unit 2N & P-A, Chicago, IL
60614

Commonly known as:

CITY OF CHICAGO

REAL ESTATE TRANSFER TAX
03180.00
FP 102805

0000005515

OCT-28-03

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

BOX 333-CTD

8174771-D2-TMS (1 of 3)


3

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 22 day of October, 2003.

THE CORRIDOR II, LLC,
an Illinois limited liability company

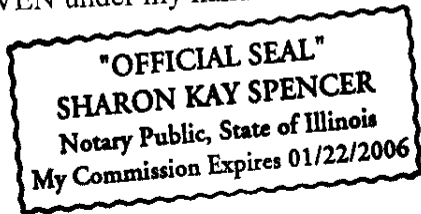
By: [Signature]
Dennis E. Claussen, Manager

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000058631	REAL ESTATE TRANSFER TAX	
			OCT. 28. 03	0021200
			REVENUE STAMP	FP 102802

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Dennis E. Claussen, as Manager of The Corridor II, LLC, an Illinois limited liability company, 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 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 22 day of October, 2003.



[Signature]
Notary Public, State of Illinois
My commission 1/22/06

After Recording Mail to:


GORDON S. HIRSCH
5901 N. CICERO AVE #405
CHICAGO, IL 60646-5716

Send Subsequent Tax Bills to:

DARBY REID
1735 N. CLYBOURN, UNIT 2N
CHICAGO, IL 60614

This Instrument Was Prepared by:

Kenneth W. Bosworth, Esq.
Horwood Marcus & Berk Chartered
180 N. LaSalle, Suite 3700
Chicago, IL 60601
(312) 606-3200

STATE TAX	STATE OF ILLINOIS	# 0000058631	REAL ESTATE TRANSFER TAX	
			OCT. 28. 03	0042400
			REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 102808

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EXHIBIT A

Parcel 1:

UNIT 1735-2N AND P-A IN THE CORRIDOR II CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 195 AND THE SOUTHEASTERLY 16.67 FEET OF LOT 196 IN THE SUBDIVISION OF BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0328034057, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.