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Doc#: 0332201268
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/18/2003 12:25 PM Pg: 1 of 3

SPECIAL WARRANTY DEED ILLINOIS STATUTORY

CITY OF CHICAGO

REAL ESTATE
TRANSFER TAX



OCT-31-03

66550005599

02198.00

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

#

FP 102805

THE GRANTOR(S), Cornelia-Lakewood, L.L.C., an Illinois limited liability company, of 2690 Edgewood Ct., Riverwoods, Illinois, 60015, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Remised, Releases, Conveys and Confirms unto THE GRANTEE(S) Wendy Seltzer, a single woman, of 227 W. Monroe, #3400, Chicago, Illinois, 60606,

all right, title and interest of Grantor in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.
See Subject To attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

AND Grantor hereby covenants with Grantee and its successors, heirs and assigns, that Grantor hereby specially warrants the title to said Property and will defend the same against unlawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Permanent Real Estate Index Number (s): 14-20-307-019-0000

Address(es) of Real Estate: 3505 N. Lakewood, Unit 3, Chicago, IL 60617

Dated this 16th day of September, 2003

Cornelia-Lakewood, L.L.C., an Illinois limited liability company

By: [Signature]
Its Manager

By: [Signature]
Its Manager

BOX 333-CTI

600 W 20 Ave
CITY TAX
517 517 1147
10/15
171

3
[Signature]

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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.

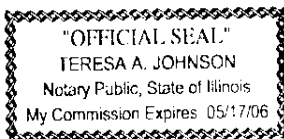
THE TENANT OF THIS UNIT HAS WAIVED OR HAS FILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM

THE TENANT OF THIS UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew Ruttenberg and Jeffrey A. Sachs, Managers of Cornelia-Lakewood, L.L.C., personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of September, 2003



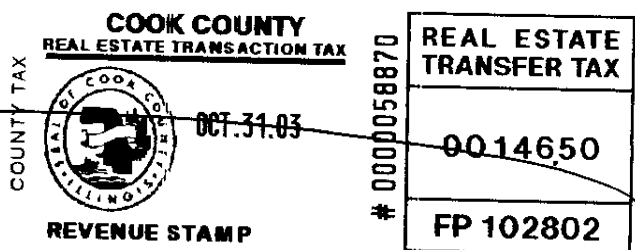
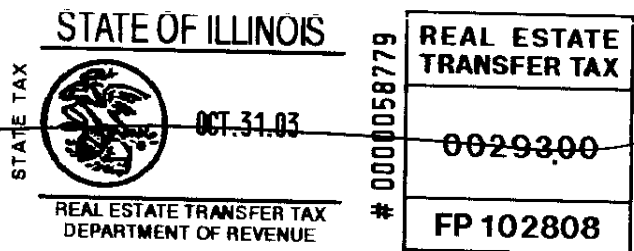
Teresa A. Johnson (Notary Public)

Prepared By:
Daniel M. Loewenstein
Evans, Loewenstein, Shimanovsky & Moscardini, Ltd.
130 S. Jefferson St., #500
Chicago, IL 60661

Mail to:
Linsey Cohen
222 N. LaSalle St., Ste. 1910
Chicago, IL 60606

Name & Address of Taxpayer:

Wendy Seltzer
3505 N. Lakewood, #3
Chicago, IL 60657



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LEGAL DESCRIPTION

UNIT 3505-3 IN THE CORNELIA-LAKEWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOTS 23 AND 24 IN BLOCK 4 OF OLIVER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0322631076 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 3505 N. Lakewood, #3, Chicago, IL 60657

Permanent Index Number: 14-20-307-019-0000

SUBJECT ONLY TO the following matters (the "Permitted Exceptions"): (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) other assessments or installments thereof not due and payable at the time of Closing; (3) the Act; (4) the Condominium Declaration; (5) public and utility easements which do not adversely affect Purchaser's use of the Unit and/or Parking Space Unit or Common Elements, (6) covenants, conditions and restrictions of record that do not interfere with Purchaser's use of the Unit and/or Parking Space Unit or the Common Elements; (7) applicable zoning, and building laws, ordinances and restrictions; (8) leases and licenses affecting the Common Elements; (9) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing which the Seller shall so remove at the time by using the funds to be paid upon delivery of the Deed; (10) matters over which the Title Insurer is willing to insure; (11) acts done or suffered by the Purchaser; (12) Purchaser's mortgage, if any; (13) the Declaration.