

UNOFFICIAL COPY

18/3
527749



PREPARED BY:

Howard Dakoff
Levenfeld Pearlstein
2 N. LaSalle Street
13th Floor
Chicago, Illinois 60602

Doc#: 0332202153
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/18/2003 08:27 AM Pg: 1 of 3

WHEN RECORDED

RETURN TO:

ROGER H. SIMON
1560 SHERMAN, #308
EVANSTON, IL 60201

SPECIAL WARRANTY DEED

THE GRANTOR, 551 Elmwood Development, L.L.C., an Illinois limited liability company whose address is 1940 Sherman Place, Evanston, Illinois 60201, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to Tadhg Martin, whose address is 7669 N. Sheridan Rd. # 2F, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

FOR LEGAL DESCRIPTION

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 553 Elmwood, Unit 3
Evanston, Illinois 60202

P.I.N.: 11-19-323-001-0000 (affects underlying land)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, but subject to: SEE EXHIBIT "A". The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on EXHIBIT A.

Dated: September 16, 2003

551 ELMWOOD DEVELOPMENT, L.L.C.

By: [Signature]
Its: Manager

CITY OF EVANSTON 014109
Real Estate Transfer Tax
City Clerk's Office

PAID SEP 18 2003 AMOUNT \$ 850.00
Agent CMD

BOX 15

ELIGIBLE FOR TITLE INSURANCE

3
NA

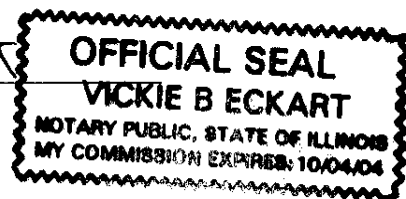
UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Gregory P. Matic as Manager of 551 Elmwood Development, L.L.C., personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that Greg Matic signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

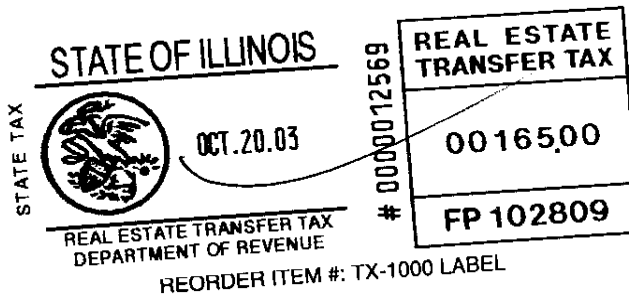
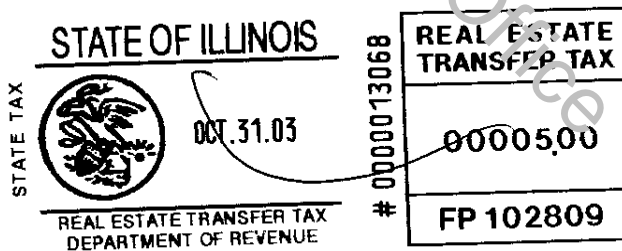
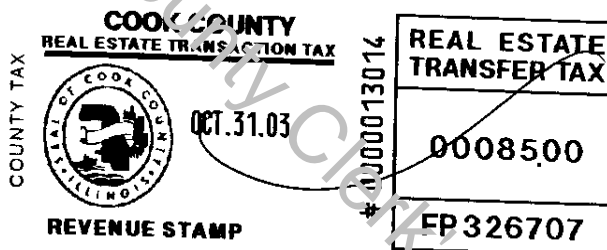
Given under my hand and official seal, this 16 day of September, 2003.

Vickie Eckart
Notary Public



Send Future Tax Bills To:

TADHG MARTIN
553 ELMWOOD, #3
EVANSTON, IL 60202



UNOFFICIAL COPY

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description

UNIT NUMBER 553-3 IN THE ELMWOOD PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND:

LOT 9 IN BLOCK 5 IN OSBORN AND SKILLMAN'S SUBDIVISION OF THE SOUTH 12½ ACRES OF LOT 9 IN THE ASSESSOR'S DIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0321232082; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Common Address: 553 Elmwood Unit 3
Evanston, Illinois 60202

P.I.N.: 11-19-323-001-0000 (affects underlying land)

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS AS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION ARE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

SUBJECT TO:

(1) Real estate taxes not yet due and payable; (2) zoning and building laws and ordinances; (3) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration and a reservation by the Elmwood Avenue Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all unit owners at the Condominium of the right and easements set forth in the Declaration; (4) utility easements of record; and (5) provisions of the Illinois Condominium Property Act (the "Act").