

UNOFFICIAL COPY



Doc#: 0333642112
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/02/2003 09:38 AM Pg: 1 of 3

SPECIAL
WARRANTY DEED
ILLINOIS STATUTORY

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) Douglas Sellers and Jennifer Sellers, husband and wife, not as tenants in common, but as joint tenants, of 2007 N. Sedgwick, #505, Chicago, Illinois, 60614,

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: 3503 N. Lakewood, #3, Chicago, IL 60657

Dated this 24th day of September, 2003

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

By: [Signature]
Its Manager

By: [Signature]
Its Manager

BOX 333-CT1

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CTD

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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.

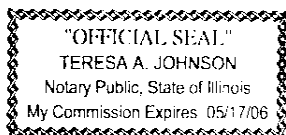
THE TENANT OF THIS UNIT HAS WAIVED OR HAS FILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

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 23rd 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:

~~David M. Spada
1701 E. Lake Ave., Ste. 200
Glenview, IL 60025~~

Douglas & Jennifer Sellers
3503 N. Lakewood #3
Chicago, IL 60657

Name & Address of Taxpayer:

Douglas & Jennifer Sellers
3503 N. Lakewood, #3
Chicago, IL 60657


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LEGAL DESCRIPTION

UNIT 3503-3 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: 3503 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, private 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; (14) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for roads and highways, if any.

STATE TAX

 STATE OF ILLINOIS
 NOV. 18.03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000059631

REAL ESTATE TRANSFER TAX
0028200
FP 102808

COUNTY TAX

 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 NOV. 18.03
 REVENUE STAMP

0000059777

REAL ESTATE TRANSFER TAX
0014100
FP 102802

CITY TAX

 CITY OF CHICAGO
 NOV. 18.03
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000006132

REAL ESTATE TRANSFER TAX
0211500
FP 102805