

UNOFFICIAL COPY

THIS DOCUMENT
WAS PREPARED BY:

INVSCO Group
Contract Administration Dept.
1212 N. LaSalle Blvd.
Suite 100
Chicago, Illinois 60610



0333734087

Doc#: 0333734087
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 12/03/2003 12:22 PM Pg: 1 of 2

ADDRESS OF REAL ESTATE:

33 W. Delaware Place
Unit 22G, 502, 5-2
Chicago, IL 60610

Special Warranty Deed

THIS SPECIAL WARRANTY DEED is made this Thursday, August 28, 2003, by 33 W. Delaware Place Corporation, an Illinois corporation (the "Grantor"), having a mailing address of 1212 North LaSalle Boulevard, Suite 110, Chicago, Illinois 60610, to Nicholas V. Couletas (the "Grantee(s)"), having a mailing address of 1030 North Clark Street, Suite 300, Chicago, IL 60610.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged, by these presents does REMIT, RELEASE, ALIEN AND CONVEY unto the Grantee(s), and to its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT(S) 22G AND 502 AND 5-2 IN THE DELAWARE PLACE PRIVATE RESIDENCES, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN THE RESUBDIVISION OF LOTS 1, 2 AND 4 IN BLOCK 'A' IN THE SUBDIVISION OF BLOCKS 8 AND 9 IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0324021187, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0324021187.

P.I.N.#: 17-04-442-050-0000

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided, that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on Exhibit A attached hereto.

"Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit 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.

BOX 333-CTI

UNOFFICIAL COPY

(A) The Tenant, if any, of the above Unit(s) has waived or has failed to exercise the right of first refusal; (B) the tenant of the unit had no right of first refusal; or (C) the Purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.

Subject to: General real estate taxes not yet due and payable; easements, covenants, conditions, restrictions, party walls and building lines of record; encroachments, if any, which do not affect the use of the Unit as a private residence; applicable City of Chicago zoning, condominium and building laws of ordinances; acts done or suffered by Grantee; Condominium Property Act of Illinois; Condominium Declaration for Delaware Place dated 8/28/03, and recorded on August 28, 2003 in the Office of the Cook County Recorder of Deeds as Document No. 0324027187 (the "Declaration"); declaration of Covenants, Conditions, Restrictions and Easements dated 8/28/03 and recorded on August 28, 2003 in the Office of the Cook County Recorder of Deeds as Document No. 0324027186; liens, monetary encumbrances and other matters over which the title insurer commits to insure by endorsement; existing leases, licenses and other agreements affecting the Common Elements (as defined in the Declaration); Utility easements, if any, whether recorded or unrecorded; and installments due from Grantee(s) for assessments levied pursuant to the Declaration.

DATED this Thursday, August 28, 2003

33 W. Delaware Place Corporation
an Illinois corporation

BY:

NAME:

ITS:

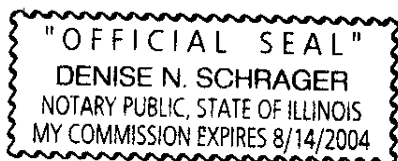
Nicholas V. Gouletas

Vice President

State of Illinois
County of Cook

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nicholas V. Gouletas of Invsco Development Consultants, Inc., being a member of 33 W. Delaware Place Corporation, 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 acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28 day of August, 2003.



After recording, please mail to:

111 W. Maple #3302
Chicago IL 60610

