

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0334619051  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/12/2003 01:20 PM Pg: 1 of 3

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 Frank Silvio, Anthony Silvio, Sebastian Silvio, and Vincenza Silvio, not in tenancy in common, but as JOINT TENANTS ("Grantee"), whose address is 8329 Shermer, Niles, Illinois, the following described real estate, to-wit:

\* a single person    \*\* a single person    \*\*\* husband and wife  
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) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (f) encroachments, if any; (g) easements, conditions, covenants, building lines and restrictions of record; (h) leases and licenses affecting the Common Elements; (i) utility easements, if any, and; (j) 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)  
Commonly known as: 1735 N. Clybourn, Unit 2S, Chicago, IL 60614

Box 333 (3)

OTZ 8174778 E Eugene 10ft 20 Abs



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## EXHIBIT A

**Parcel 1:**

UNIT 1735-2S 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.