

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0336320166
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/29/2003 10:23 AM 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 Peter & Silvia Elias ("Grantee"), whose address is 600 s. Dearborn, #402, Chicago, Illinois 60605, the following described real estate, to-wit:

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, though 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 3N- & P-D, Chicago, IL
60614

8174767 AAC

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 12th day of November, 2003.

THE CORRIDOR II, LLC,
an Illinois limited liability company

STATE TAX

STATE OF ILLINOIS



DEC. 23. 03

**REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE**

**REAL ESTATE
TRANSFER TAX**

0044950

FP 102808

By: *Dennis E. Claussen*
Dennis E. Claussen, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Dennis E. Claussen, as Manager of The Corridor II, LLC, an Illinois limited liability company, 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 acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of November, 2003.

"OFFICIAL SEAL"
SHARON KAY SPENCER
Notary Public, State of Illinois
My Commission Expires 01/22/2006



Sharon Kay Spencer
Notary Public, State of Illinois
My commission 1/22/06

After Recording Mail to:
Peter Elias
600 S. Dearborn St., #402
Chicago, IL 60605

Send Subsequent Tax Bills to:
Peter Elias
600 S. Dearborn St., #402
Chicago, IL 60605

This Instrument Was Prepared by:

Kenneth W. Bosworth, Esq.
Horwood Marcus & Berk Chartered
180 N. LaSalle, Suite 3700
Chicago, IL 60601
(312) 606-3200

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|-------------------|---|--------------|-------------------------------------|
| COUNTY TAX | COOK COUNTY REAL ESTATE TRANSACTION TAX | # 0000062384 | REAL ESTATE TRANSFER TAX |
| |  DEC. 23. 03 | | 0022475 |
| | REVENUE STAMP | | FP 102802 |
| CITY TAX | CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | # 0000007454 | REAL ESTATE TRANSFER TAX |
| |  DEC. 23. 03 | | 0337125 |
| | | | FP 102805 |

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EXHIBIT A

Parcel 1:

UNIT 1735-3N AND P-D 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.