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Special Warranty Deed ILLINOIS STATUTORY (Company to Individual)



Doc#: 0336410045
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 12/30/2003 09:29 AM Pg: 1 of 4

MAIL TO:

Chris Neustadt

2342 W. Bloomingdale - 104

Chicago, IL 60647

NAME & ADDRESS OF TAXPAYER:

Chris Neustadt

2342 W. Bloomingdale - 104

Chicago, IL 60647

THE GRANTOR (S) L.L.C. - An Illinois Limited Liability Company

Of the City of Chicago, County of Cook, State of Illinois

For and in Consideration of Ten (\$10.00)

And other good and valuable considerations,

CONEY(S) AND WARRANT(S) to Chris Neustadt

(GRANTEES' ADDRESS) 2342 W. Bloomingdale - 104, Chicago, IL 60647

Of the City of Chicago, County of Cook, State of Illinois all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

Unit # P-10-W in Bucktown View Condominium Association at the Property at:

The east 192.00 feet of the west 292.00 of the following described tract: Lots 44 to 43, both inclusive, in block 14 in Pierce's addition to Holstein in the southwest ¼ section 31, township 40 north, range 14 east of the third principal meridian in Cook County, Illinois. Also, lots 1 to 16 inclusive and lot 17 (except that part west of a line 50.00 feet east of and parallel with the west line of section 31) in the subdivision of lots 20 to 34 inclusive, except the east 17.12 feet of the lot 34 in block 14 in Pierce's addition to Holstein, being in the north ½ of the west ½ of the southwest ¼ of section 31, township 40 north, range 14 east of the third principal meridian, in Cook County, Illinois, taken as a tract, in Cook County, Illinois, and per the Survey recorded with and made a part of the Condominium Declaration thereto.

P. I. N. No. 14-31-310-059-1044 (Parking unit P-10-W)

Property Address: A Condominium Unit at 2342 W. Bloomingdale, Chicago, IL 60647 for outdoor parking unit # P-10-W at that address - Bucktown View Condo. Association

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Executed This Date:

December 24, 2003

L.L.C., An Ill. Limited Liability

Company, BY BAFCOR, Inc, Its

Manager By: X

Bruce Fogelson, Its President

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EXHIBIT A

LEGAL DESCRIPTION

180
 PARCEL (1)

~~UNIT ~~180~~~~ **P-10-W** BUCKTOWN VIEW CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 192 FEET OF THE WEST 292 FEET OF THE FOLLOWING DESCRIBED TRACT: LOTS 34 TO 43, BOTH INCLUSIVE, IN BLOCK 14 IN PIERCE'S ADDITION TO HOLSTEIN IN THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO, LOTS 1 TO 16, INCLUSIVE AND LOT 17 (EXCEPT THAT PART WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31) IN THE SUBDIVISION OF LOTS 20 TO 34 INCLUSIVE, EXCEPT THE EAST 17.12 FEET OF LOT 34 IN BLOCK 14 IN PIERCE'S ADDITION TO HOLSTEIN, BEING IN THE NORTH ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED 12/20/2001 AS DOCUMENT NUMBER 0011214250 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 THE 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 ONLY TO: GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SPECIAL TAXES AND ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED (NONE ARE ANTICIPATED); APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES FOR WHICH NO REPRESENTATION IS MADE AND NONE RELIED UPON; COVENANTS, CONDITIONS, RESTRICTIONS AND BUILDING LINES OF RECORD WHICH

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DO NOT UNREASONABLY AND/OR MATERIALLY AFFECT PURCHASER'S USE OF THE PROPERTY AS A RESIDENCE; PARTY WALL RIGHTS AND AGREEMENTS, AND ENCROACHMENTS, IF ANY (AND PARTICULARLY OF THE CONDOMINIUM ITSELF); THE RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AND RESERVATIONS BY THE CONDOMINIUM ASSOCIATION AND SELLER/DEVELOPER TO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS; PUBLIC, PRIVATE AND UTILITY EASEMENTS OF RECORD WHICH DO NOT UNREASONABLY AND/OR MATERIALLY AFFECT PURCHASER'S USE OF THE PROPERTY AS A RESIDENCE; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT OF ILLINOIS; INSTALLMENTS DUE AT OR AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; ACTS DONE OR SUFFERED BY PURCHASER; SUCH OTHER MATTERS OF RECORD WHICH PURCHASER REASONABLY ACCEPTS OR TO WHICH THE TITLE INSURER COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE AND TERMS, LIMITATIONS AND CONDITIONS OF SELLER'S WARRANTY(S).

DeKalb County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

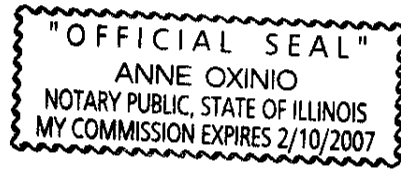
Dated 12-24-2003

Signature: _____

By L. l.l.c., An Ill. Ltd. Liability Co.
By BAFCOR, Inc. its Manager
By Bruce Fogelson, its President
AKA Paramount Homes

Subscribed and sworn before me by the said Grantor or Agent this Dec 24, 2003.

Notary Public



The **grantee** or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

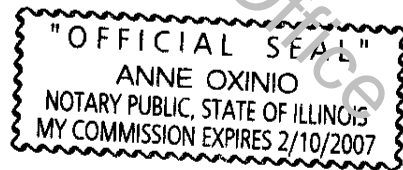
Dated 12-24-03

Signature: _____

By Chris Neustedt,
(A Manager, Paramount Homes)

Subscribed and sworn before me by the said Grantor or Agent this Dec 24, 2003.

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)