### **UNOFFICIAL COPY**

#### SPECIAL WARRANTY DEED (14-13923BK

#### THIS INDENTURE WITNESSETH,

HAWTHORNE Grantor. That the PLACE, 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 rea' estate is located,



Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 01/12/2004 02:26 PM Pg: 1 of 3

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 Reed A. Edwards, Ross B. Edwards, Martin S. Edwards, and Tobi L. Edwards (collectively, "Grantee"), whose address is: 2433 Saranae Court, Glenview, Illinois 60025 not in tenancy in common, but as JOINT TENANTS, the following described real estate, to-wit:

PARCEL 1: Unit No. 508 in 525 Hawthorne Place Condominium, as delineated on a survey of the following parcel of real estate:

The Northerly 107.60 feet of the Easterly 160 feet of the Westerly 200 feet of Lot 26 in McConnell's Subdivision of Block 16 in Hundley 5 Subdivision of Lots 3 to 21 inclusive and 33 to 37 inclusive in Pine Grove in Section 21, Towns'iiy 40 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 0021232465, together with its undivided percentage interest in the common elements

#### PARCEL 2:

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 receives 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.

01/08/2004 10:29 Batch 02549 5

\$1,856.25 Transfer Stamp Real Estate

**327814** Dept. of Revenue

City of Chicago

FP326669 0024750 XAT RESERTAX REAL ESTATE

EAL ESTATE THANSFERTAX EPARTMENT OF REVENUE

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SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; (b) applicable zoning and building laws and ordinances; (c) covenants and restrictions of record; (d) Declaration of Reciprocal Easements dated March 30, 1979 recorded as Document No. 24937229; (e) Easement Agreement recorded as Document No. 0021017513; (f) matters disclosed by Plat of Survey dated July 30, 2001, Job No. 70273, made by Mid America Survey Company and as disclosed by Zarko Sekerez & Associates, Inc. Plat of survey dated August 14th 2001 order no. 111182; (g) the Condominium Property Act of Illinois, the Condominium Ordinance of the Chicago Municipal Code, and the Declaration of Condominium recorded as Document No. 0021232465 and any amendments thereto, heretofore and hereafter recorded; (h) installments due after Closing of assessments heretofore and hereafter established and/or levied pursuant to the Declaration, all of which assessments the Grantee agrees to pay; (i) any other matters over which Lawyers Title Insurance Corporation commits to insure by endorsement, policy modification or otherwise; (j) acts of the Grantee; (k) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (I) easements recorded at any time prior to closing; (m) utility easements, whether recorded or unrecorded; and (n) any plat of subdivision affecting the Parcel.

# THE TENANT OF UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

Permanent Real Estate Index Number:

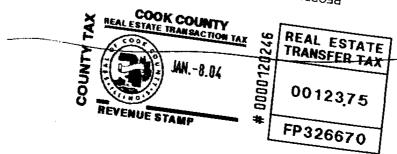
14-21-307-012-0000

Commonly Known As:

525 Hawthorne Place, Unit 508

Chicago, Illinoi; o0657

HEURDER ITEM #: TX-1000 LABEL



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	***
	HAWTHORNE PLACE, LLC, an Illinois limited liability company
	By: Svism
900	Name: Ganesan Visvabharathy Its: Manager
STATE OF ILLINOIS	
COUNTY OF COOK )	
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I the sendencies of a Net Dedute:	. 10 4 6 4 10 4 6 4111
certify that Ganesan Visvabharathy as Man limited liability company, personally know subscribed to the foregoing instrument, appethat he signed and delivered the said instrument.	nager of HAWTHORNE PLACE, LLC, an Illino wn to me to be the same person whose name eared before me this day in person and acknowledge
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certify that Ganesan Visvabharathy as Man limited liability company, personally know subscribed to the foregoing instrument, appe- that he signed and delivered the said instrum- and voluntary act of said limited liability con-	nager of HAWTHORNE PLACE, LLC, an Illino wn to me to be the same person whose name eared before me this day in person and acknowledgement as his own free and voluntary act, and as the free mpany, for the uses and purposes therein set forth.
certify that Ganesan Visvabharathy as Man limited liability company, personally know subscribed to the foregoing instrument, appet that he signed and delivered the said instrument and voluntary act of said limited liability con GIVEN under my hand and Notarial  OFFICIAL SEAL LISA L. KOZICKI NOTARY PUBLIC, STATE OF ILLINOIS	who can be the same person whose name eared before me this day in person and acknowledgement as his own free and voluntary act, and as the free mpany, for the uses and purposes therein set forth.  Seal this 22 day of Securber, 2003.
certify that Ganesan Visvabharathy as Man limited liability company, personally know subscribed to the foregoing instrument, appet that he signed and delivered the said instrument and voluntary act of said limited liability con GIVEN under my hand and Notarial  OFFICIAL SEAL LISA L. KOZICKI NOTARY PUBLIC, STATE OF ILLINOIS	who me to be the same person whose name eared before me this day in person and acknowledgment as his own free and voluntary act, and as the free mpany, for the uses and purposes therein set forth.  Seal this 22 day of Security, 2003.
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