

# UNOFFICIAL COPY

THIS DOCUMENT  
WAS PREPARED BY:

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



Doc#: 0402211123  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 01/22/2004 10:28 AM Pg: 1 of 2

**ADDRESS OF REAL ESTATE:**

33 W. Delaware Place  
Unit 12C  
Chicago, IL 60610

## Special Warranty Deed

**THIS SPECIAL WARRANTY DEED** is made this Tuesday, December 09, 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 **David W. Kurtz and Mary Ellen Kurtz** (the "Grantee(s)"), having a mailing address of 6902 Sunset Trail, Winneconne, WI 54996.

**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) **12C** AND **N/A** AND **N/A** 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 0324027187, 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 0324027186.

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.

CITY OF CHICAGO

CITY TAX

JAN. 12. 04

REAL ESTATE TRANSFER TAX

0147750

FP 102805

# 0000008157

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

Box 333

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(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 08/28/2003, 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 08/28/2003 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 9th day of December, 2003

33 W. Delaware Place Corporation  
an Illinois corporation

BY: Nicholas V. Gouletas  
NAME: Nicholas V. Gouletas  
ITS: 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 9th day of December, 2003.



Denise N. Schragger  
Notary Public


After recording, please mail to:

DAVID KURTZ  
6902 SUNSET TRAIL  
WINNECONNE, WI 54923

Please send subsequent tax bills to:

DAVID & MARY ELLEN KURTZ  
6902 SUNSET TRAIL  
WINNECONNE, WI 54923

STATE OF ILLINOIS



STATE TAX

JAN. 10. 04


REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

# 0000063280

REAL ESTATE TRANSFER TAX
0019700
FP 102808

COOK COUNTY



COUNTY TAX

JAN. 10. 04

REAL ESTATE TRANSACTION TAX

REVENUE STAMP

# 0000063434

REAL ESTATE TRANSFER TAX
0009850
FP 102802