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Doc#: 0404935094
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/18/2004 08:52 AM Pg: 1 of 4

CORRECTIVE WARRANTY DEED

This Indenture, made this
JANUARY 12, 2004
between Taughnaconhell
Investors, LLC, an Illinois
Limited Liability Company
organized and licensed to
transact business in the State
of Illinois under and by virtue
of the laws of the State of
Illinois, party of the
first part, and

Smith A. Simonds and Hilary Jellison,
a married couple of the second
part, WITNESSETH, that the party
of the first part,
for and in consideration
of the sum of Ten 00/100
Dollars (10.00) and good
and valuable consideration
in hand paid by the party of the second part, the receipt whereof is
hereby acknowledged, and pursuant to authority of the President and
Secretary thereof, by these presents does REMISE, RELEASE, ALIEN, CONVEY
and WARRANT unto the party of the second part as **TENANTS BY THEIR
ENTIRETY**, not as joint tenants, not as tenants in common and to their
heirs and assigns, FOREVER, all the following described real estate,
situated in the County of Cook and State of Illinois unknown and
described as follows, to wit: ~~with~~ exempt under provisions of paragraph 4, Section 4,
Real Estate Transfer Tax Act.

UNIT 2 IN THE PROPOSED 812 WEST WAVELAND CONDOMINIUM, AS DELINEATED ON A
SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7 AND THE EAST 5 FEET OF LOT 8 (EXCEPT THE NORTH 16 FEET OF SAID PREMISES)
IN TIMOTHY C. BRADLEY TRUSTEES SUBDIVISION OF LOTS 6 AND 7 IN BRADLEY, COOKSON
AND BRADLEY'S SUBDIVISION OF BLOCK 9 IN LAFLIN, SMITH AND DYER'S SUBDIVISION
OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF
SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM
RECORDED AS DOCUMENT NUMBER 0313303041, TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditament and appurtenances thereunto
belonging, or in anyway appertaining, and the reversion and reversions,
remainder and remainders, rents, issues and profits thereof, and all the
estate, right, title, interest, claim or demand whatsoever, of the party of
the first part, either in law or in equity, of, in and to the above described
premises, against all persons lawfully claiming, or to claim the same, by,
through or under it, it WILL WARRANT AND DEFEND, subject to:

NOTE: THIS IS A CORRECTIVE DEED. THIS DEED IS TO CORRECT
THE WARRANTY DEED RECORDED 7/14/03 AS DOCUMENT # 0310535352
PURSUANT TO A CONDOMINIUM AMENDMENT.

BOX 333-CP

SAA405057/8186680 NA Klaus call GTF

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1/2/04

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- (a) General real estate taxes not yet due and for subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of closing;
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;
- (c) The Declaration for the 812 W. Waveland Condominium, including matters relating to 812 W. Waveland Condominiums of Chicago, (the Declaration"): including all Exhibits thereto, as amended from time to time;
- (d) The Illinois Condominium Property Act;
- (e) The Plat of Survey attached as Exhibit "D" to the Declaration aforesaid;
- (f) Applicable Zoning and Building Laws and Ordinances;
- (g) Roads and Highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's Mortgage, if any;
- (j) Plats of dedication and covenants thereof, if any;
- (k) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

Permanent Real Estate Index Number(s): 14-20-223-023-0000

Address of Real Estate: 812 W. Waveland, #2, P-2, Chicago, IL

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 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.

In Witness Whereof, the affiant has caused his signature to be affixed hereto, this 12 day of January 2004

TAUGHNACONNELL INVESTORS, LLC
an Illinois Limited Liability Company

By: _____
Manager/Member

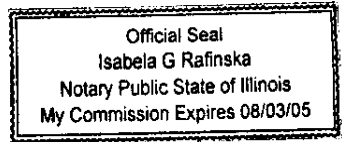
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State of Illinois)) SS.
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **John D. Colbert** personally known to me to be the Member of **TAUGHNACONNELL INVESTORS, LLC**, and 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 severally acknowledged that they signed and delivered the said instrument as **TAUGHNACONNELL INVESTORS, LLC**, and caused the company seal of said corporation to be affixed thereto, pursuant to authority, given by the managers of said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 12 day of January 2004

Isabela G. Rafinska
NOTARY PUBLIC



Send Subsequent Tax Bills to:

Send Deed to:

Simonds / Jellison

Simonds / Jellison

Name

Name

812 W. Waveland, #2

812 W. Waveland, #2

Address

Address

Chicago, IL 60613

Chicago, IL 60613

City, State and Zip

City, State and Zip

PREPARED BY:

John D. Colbert & Associates
Attorneys at Law
2724 North Lincoln Ave
Chicago, IL 60614

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

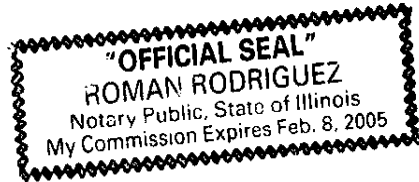
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 January 12, 2004 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said _____

this 12 day of January
04

Notary Public



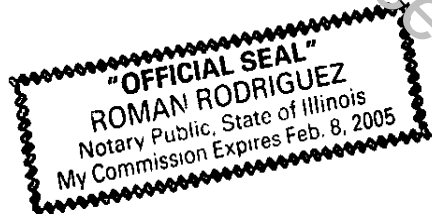
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 12, 04 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this 12 day of January
04

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.]