

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR

West Erie, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid, **GRANTS, WARRANTS and CONVEYS** to



04065321110

Doc#: 0406532111

Eugene "Gene" Moore Fee: \$28.50

Cook County Recorder of Deeds

Date: 03/05/2004 02:44 PM Pg: 1 of 3

Jacob Eydelman
1828 North Burling, Chicago, Illinois 60614

the following described real estate situated in "the County of Cook in the State of Illinois (collectively, the "Real Estate"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

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 Real Estate set forth in that certain Sixty West Erie Declaration of Condominium ("Declaration"), 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.

Together with all hereditaments and appurtenances thereunto belonging, or in anywise 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 Grantor, either in law or equity, of in and to the Real Estate, with the hereditaments and appurtenances, unto Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to Real Estate, it has not done or suffered to be done anything whereby the Real Estate hereby granted are, or may be, in any manner encumbered or charged except of those items listed on Exhibit "A" attached hereof (the "Permitted Exception"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the Real Estate against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

MAIL TO:

Zave H. Gussin, Esq.

(Name)

4711 Golf Road

(Address)

Skokie, Illinois 60076

(City, State & Zip)

SEND SUBSEQUENT TAX BILLS TO:

Jacob Eydelman

(Name)

60 West Erie Street, Unit #501, Chicago, Illinois 60610

(Address)

(City, State & Zip)

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Member this 23rd day of February, 2004.

West Erie LLC

By: LR Erie LLC, its authorized agent

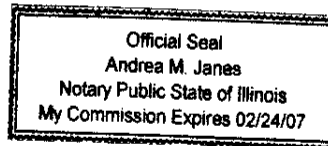
By: 

Its: Senior Vice President

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in the County and State aforesaid, **DO HEREBY CERTIFY**, that David Dresdner acting as Senior Vice-President for LR Erie LLC an authorized agent of West Erie, LLC, 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 he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act, on behalf of said limited liability company, for the uses and purposes herein set forth.

Given under my hand and official seal, this 23rd day of February, 2004.

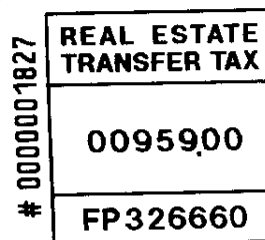
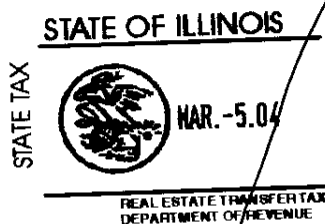
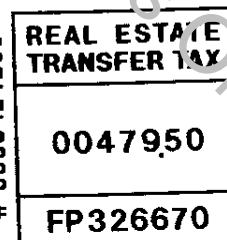
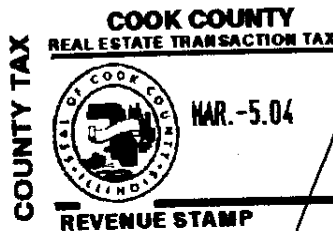

NOTARY PUBLIC



Commission expires 2-24-07

This instrument was prepared by Stephen F. Galler, Esq., 350 W. Hubbard, Suite 301, Chicago, Illinois 60610

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
332589 \$7,192.50
03/05/2004 14:32 Batch 05317 32



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EXHIBIT "A" TO SPECIAL WARRANTY DEED

PARCEL 1: RESIDENTIAL UNIT 501 AND PARKING UNIT P-45 AND P-46 IN THE SIXTY WEST ERIE CONDOMINIUMS AS DELINEATED ON A SURVEY ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR SIXTY WEST ERIE CONDOMINIUM ASSOCIATION, WHICH WAS RECORDED NOVEMBER 19, 2003 AS DOCUMENT NUMBER 0332332044, LOCATED WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY ILLINOIS.

PARCEL 2: STORAGE SPACE #2 AS A LIMITED COMMON ELEMENT AS SET FORTH UNDER THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR SIXTY WEST ERIE CONDOMINIUM, WHICH WAS RECORDED NOVEMBER 19, 2003 AS DOCUMENT NUMBER 0332332044 AS DESCRIBED ABOVE.

This deed is subject to the following permitted exceptions:

- (1) Current real estate taxes and taxes for subsequent years not otherwise due and payable at the time of the closing;
- (2) Special taxes or assessments for improvements not yet completed and unconfirmed special taxes or assessments;
- (3) The terms and provisions of the Declaration and any amendments thereto;
- (4) Utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto;
- (5) Covenants, conditions, and restrictions of record so long as they are not violated by the improvement, and do not adversely affect reasonable residential enjoyment;
- (6) Applicable zoning and building laws, ordinances and restrictions, provided that Seller warrants that this new construction complies with the same;
- (7) Limitations and conditions imposed by the Condominium Property Act of the State of Illinois, as amended;
- (8) Encroachments, if any, which do not materially, adversely impact the use and enjoyment of the Condominium Unit as a residence or the Parking Unit(s), for vehicular parking for one parking vehicle;
- (9) Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal tax, taxes or assessments;
- (10) Installments due after the date of closing for assessments established pursuant to the Declaration;
- (11) Matters over which the Title Company is willing to insure;
- (12) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (13) Purchaser's mortgage, if any; and
- (14) Leases, licenses and management agreements affecting the Parking Unit(s), if any, and /or the Common Elements.

Address of the Real Estate: Sixty West Erie Condominiums
60 West Erie Street, Unit #501, Chicago, Illinois 60610

Permanent Index Numbers: 17-09-219-012-0000
17-09-219-013-0000
17-09-219-014-0000
17-09-219-015-0000
(affects subject property and other land)