

# UNOFFICIAL COPY



Doc#: 0407914128  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/19/2004 11:22 AM Pg: 1 of 4

This instrument was prepared by:  
David G. Spak, Esq.  
Two Northfield Plaza, Suite 340  
Northfield, Illinois 60093

Send subsequent tax bills to:  
Cathal and Tracy A. O'Flaherty  
2445 West Bradley Place  
Chicago, Illinois 60618

After recording return to:  
Joel L. Chupack, Esq.  
Heinrich & Kramer  
205 West Randolph Street  
Suite 1750  
Chicago, Illinois 60606

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 12th day of February, 2004 between **Centrum Bradley Place, L.L.C.**, 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, party of the first part, and **Cathal O'Flaherty and Tracy A. O'Flaherty, husband and wife, not as joint tenants or as tenants in common, but as Tenants by the Entirety**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managing Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereto 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 party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 Easements, Restrictions and Covenants for Bradley Place Homeowners Association recorded in the Office of the Cook County Recorder of Deeds, and party of the first part 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.

Box 333


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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Managing Members, the day and year first written above.

STATE TAX

STATE OF ILLINOIS



MAR. 17 04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000066439

REAL ESTATE TRANSFER TAX

0089650

FP 102808


Centrum Bradley Place, L.L.C., an Illinois limited liability company

By:   
One of its Managing Members

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 Lawrence Ashkin, a Managing Member of Centrum Bradley Place, L.L.C., an Illinois limited liability company, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of February, 2004.


  
Notary Public

My Commission Expires: 12-11-06

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



MAR. 17.04

REVENUE STAMP

# 0000066670

REAL ESTATE TRANSFER TAX

0044825

FP 102802



City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
331310 \$6,723.75  
02/19/2004 10:43 Batch 14364 26



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STREET ADDRESS: 2445 WEST BRADLEY PLACE

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 13-24-211-014-0000

## LEGAL DESCRIPTION:

### PARCEL 1:

LOT 14 IN BODINE, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF BLOCK 11 LYING EAST OF A LINE 25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 11 AND SOUTH OF A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 11, IN KINZIE'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR WATER MAINS, SEWER LINES AND STORM SEWER LINES, AS CREATED BY GRANT OF EASEMENT DATED AUGUST 31, 2001 AND RECORDED SEPTEMBER 7, 2001 AS DOCUMENT 0010832468 BY AND BETWEEN WEST BRADLEY OWNER, L.L.C AND THE CITY OF CHICAGO OVER THE PROPERTY DESCRIBED THEREIN AS EXHIBIT "A".

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## Exhibit B

### Permitted Exceptions

1. General real estate taxes not yet due and payable
2. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable as of the date of this Deed;
3. Applicable zoning, planned unit development and building laws or ordinances;
4. Encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Property as a residence;
5. Terms and provisions of the Declaration of Easements, Restrictions and Covenants for Bradley Place Homeowners Association recorded in the Office of the Cook County Recorder of Deeds on June 25, 2003 as Document No. 0317619176 and all amendments and exhibits thereto;
6. Acts done or suffered by the party of the second part, or anyone claiming, by, through, or under said party of the second part;
7. The party of the second part's mortgage, trust deed, or other security documents; and
8. Liens and other matters as to which the Title Insurer commits to insure the party of the second part against loss or damage.

Office of Cook County Clerk's Office