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This instrument was prepared by:
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Northbrook, Illinois 6006293



Doc#: 0409639071
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/05/2004 11:43 AM Pg: 1 of 3

After Recording, Forward to:

ABS
Karen M. Patterson, Esq
Karm, Winand & Patterson
800 Waukegan Rd, Suite 202
Glenview, IL 60025

Send Future Tax Bills to:

NO
Scott T. Sporsler
Unit B-307, 4715 N. Racine Avenue
Chicago, Illinois 60640

SPECIAL WARRANTY DEED

1 OF 2
THE GRANTOR **UPTOWN GOLDBLATT VENTURE, LLC**, an Illinois limited liability Company, of 220 North Smith Street, Suite 300, Palatine, Illinois 60067, 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 the consideration of TEN DOLLARS AND NO/100 (\$10.00) DOLLARS, in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS unto **SCOTT T. SPONSLER** of 4847 N. Winthrop, Unit 1-S, Chicago, IL 60640, the following described Real Estate situated in the County of Cook and State of Illinois, to wit: of

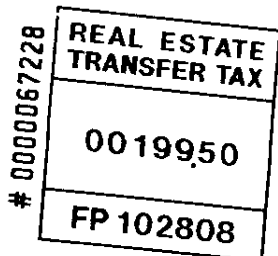
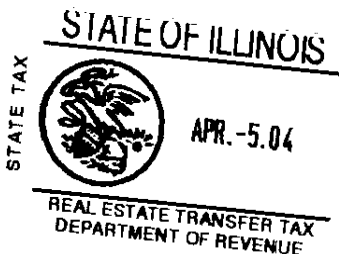
LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

PIN: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

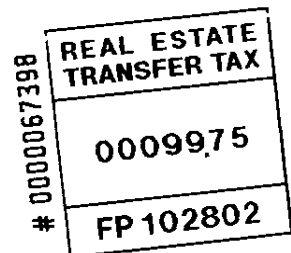
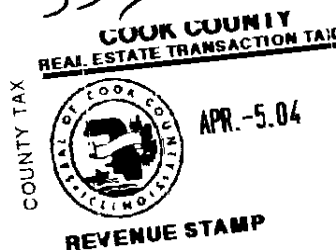
ADDRESS OF PROPERTY: Unit B-307, 4715 N. Racine Avenue, Chicago, Illinois 60640

8188862
Grantor also hereby grants to Grantee, his, her or their heirs 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 Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Phoenix at Uptown Homeowners Association made the 11th day of February, 2004, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0404244128 as amended and supplemented from time to time, (collectively, the "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 real estate described therein.

CTC
SHZ
SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments and unconfirmed special assessments; (c) easements, covenants, restrictions, ordinances, agreements, conditions and building lines of record, (d) the Act; (e) the Plat; (f) terms, provisions and conditions of the Declaration, including all amendments and exhibits thereto; (g) terms, provisions and conditions of the COA, including all amendments and exhibits thereto; (h) applicable zoning and building laws and ordinances; (i) unrecorded public and quasi-public utility easements, if any; (j) Purchaser's mortgage, if any; (k) the Plat of Subdivision; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; (n) encroachments, if any; and (o) installments due after the Closing for assessments established under the Declaration. Additionally, Grantor's warranty of title herein shall run only to matters occurring from and after the date Grantor acquired title to the Real Estate.



Box- 333



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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set his hand and seal this 20th day of February, 2004.

UPTOWN GOLDBLATTS VENTURE, LLC, an Illinois Limited Liability Company

By: [Signature]
Name: Lori F. Chacos
Its: Authorized Signatory

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Lori F. Chacos, personally known to me to be the Authorized Signatory for **UPTOWN GOLDBLATTS VENTURE, LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

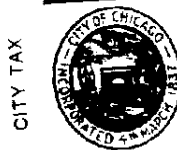
GIVEN, under my hand and Seal this 20th day of February, 2004.

[Signature]
Notary Public

Commission Expires: _____

"OFFICIAL SEAL"
BENNETT R. KLASKY
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/23/2006

CITY OF CHICAGO



APR.-5.04

**REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE**

**REAL ESTATE
TRANSFER TAX**

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FP 102805

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EXHIBIT A LEGAL DESCRIPTION

UNIT B-307 IN THE PHOENIX AT UPTOWN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: PARTS OF LOTS 228 TO 238 BOTH INCLUSIVE, TAKEN AS A SINGLE TRACT OF LAND IN WILLIAM DEERING SURRENDEN SUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0404244128 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

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.

COMMON ADDRESS: **Unit B-307**
 4715 N. Racine Avenue
 Chicago, Illinois 60640

P.I.N.: 14-17-204-001-0000; 14-17-204-002-0000; 14-17-204-003-0000 (underlying)