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SPECIAL WARRANTY DEED ILLINOIS

Doc#: 0410429092
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/13/2004 10:00 AM Pg: 1 of 3

UPON RECORDING MAIL TO:

Gregory B. Sultan, Esq.
4654 Oakton
Skokie, IL 60076

SEND SUBSEQUENT TAX BILLS TO:

Feliciano Molina
2320 West Adams Street
Unit 1
Chicago, Illinois 60612

The grantor, **ADAMS PLACE LLC**, an Illinois limited liability company ("Grantor"), of 1133 South Wabash, Unit 1, Chicago, Illinois 60605, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **Feliciano Molina** ("Grantee"), of **2517 North Mozart, Chicago, Illinois 60647**, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit: SEE ATTACHED EXHIBIT A, and covenants that it will **WARRANT AND DEFEND** the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: the Illinois Condominium Property Act; the Declaration of Condominium and all amendments thereto (referenced in Exhibit A); applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; covenants, conditions and restrictions of record; and general real estate taxes for the year **2003 (2nd Installment)** and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

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 of Condominium 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

The Tenant of Unit 1 had no right of first refusal.

Permanent Real Estate Index Numbers: 17-18-106-010-0000; 17-18-106-011-0000; 17-18-106-012-0000; and 17-18-106-022-0000 (the latter PIN affects the Property and other adjacent real property)

Address of real estate: 2320 West Adams, **Unit 1**, Chicago, Illinois 60612

Dated this 20th day of February, 2004.

ADAMS PLACE LLC,

By: _____

Antonio T. Torres, Manager

Box 333

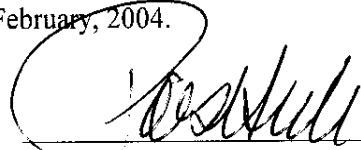
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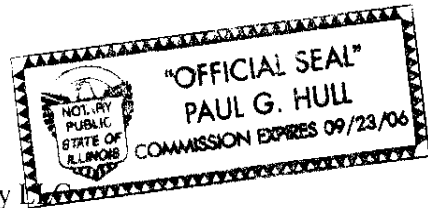
State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Antonio J. Torres, as Manager of Adams Place LLC, 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 said entity for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20th day of February, 2004.

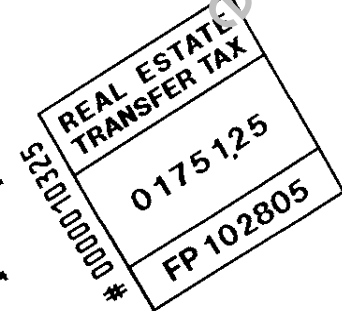
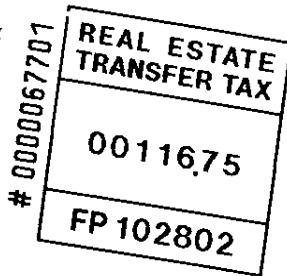
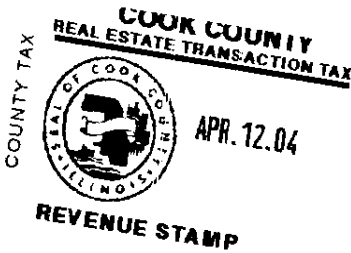
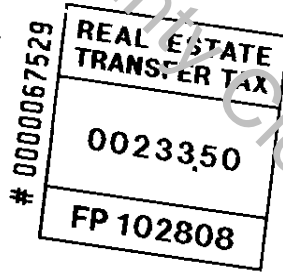


Notary Public



This instrument prepared by:

Paul G. Hull, Esq.
Stahl Cowen Crowley LLP
55 West Monroe Street
Suite 500
Chicago, Illinois 60603



Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

UNIT 1 IN THE ADAMS PLACE TOWNHOMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 IN SECOND RESUBDIVISION OF BLOCKS 4 AND 5 (INCLUDING PRIVATE ALLEY) IN TRAVER'S SUBDIVISION OF SUBLOTS 1, 2, 5, 6, 10, 11, 12 AND 13 IN SUBDIVISION OF LOTS 8, 9, AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALSO THE EAST 102 FEET OF THAT PART OF LOT 5 LYING NORTH OF ADAMS STREET IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALSO LOTS 12, 13, 14, AND 15 IN BLOCK 3 IN TRAVER'S SUBDIVISION OF SUB LOTS 1, 2, 5, 6, 10, 12 AND 13 IN SUBDIVISION OF LOTS 8, 9 AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALSO LOT 7 IN THOMPSON AND AMUNDSON'S SUBDIVISION OF LOTS 8, 9 AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALSO ALL THAT PART OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 6 IN SECOND RESUBDIVISION OF BLOCKS 4 AND 5 (INCLUDING PRIVATE ALLEY) IN TRAVER'S SUBDIVISION OF SUB LOTS 1, 2, 5, 6, 10, 11, 12 AND 13 IN SUBDIVISION OF LOTS 8, 9 AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 12 AND 13, LYING NORTH AND NORTHWESTERLY OF AND ADJOINING THE NORTH AND NORTHWESTERLY LINES RESPECTIVELY OF LOT 14 AND LYING WEST OF THE EAST LINE OF SAID LOT 14 PRODUCED NORTH 16 FEET ALL IN BLOCK 3 OF TRAVER'S SUBDIVISION OF SUB LOTS 1, 2, 5, 6, 10, 11, 12, AND 13 IN SUBDIVISION OF LOTS 8, 9 AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALL IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0334432034, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: AN EASEMENT FOR PEDESTRIAN TRAFFIC AND VEHICLE PASSAGE FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED BY DECLARATION OF EASEMENT MADE BY ADAMS PLACE LLC, DESCRIBED AS FOLLOWS: THE NORTH-SOUTH 10 FOOT PRIVATE ALLEY LYING WEST OF AND ADJOINING LOTS 1, 2, 3, 4, AND 5 IN SECOND RESUBDIVISION OF BLOCKS 4 AND 5 (INCLUDING PRIVATE ALLEY) IN TRAVER'S SUBDIVISION OF SUB LOTS 1, 2, 5, 6, 10, 11, 12, AND 13 IN SUBDIVISION OF LOTS 8, 9, AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 17-18-106-010-0000
 17-18-106-011-0000
 17-18-106-012-0000
 17-18-106-022-0000 (affects the Property and other adjacent real property)

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