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0411429006

Doc#: 0411429006
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/23/2004 09:07 AM Pg: 1 of 4

SPECIAL WARRANTY DEED (Entity to Individual)

Mail to: Giselle Picarro
191 N. WACKER 23rd Fl
Chicago, IL 60606

Name and Address of Taxpayer:
Mr. Kevin T. Van Rossum
Ms. Jennifer M. Swanson
4553 N. Magnolia, Unit #310
Chicago, IL 60640

Recorder's Stamp

1315514 2/5

THE GRANTOR(S), **MAGNOLIA GARDENS, L.P.**, an Illinois limited partnership, of Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

GRANTS(S), BARGAIN(S), and SELL(S) to **KEVIN T. VAN ROSSUM** and **JENNIFER M. SWANSON**, whose address is 1208 W. Montana St., Chicago, Illinois, not as tenants in common ^{but} as **JOINT TENANTS**, all of Grantor's right, title, and interest in and to the following described real estate situated in the City of Chicago, in the County of Cook, in the State of Illinois, to-wit: **& BUT AS TENANTS BY THE ENTIRETY**

"SEE ATTACHEL LEGAL DESCRIPTION"


Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, their heirs, successors and assigns, that Grantor has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will WARRANT and DEFEND, the real estate against all persons lawfully claiming, or to claim the same, by, through or under Grantor, SUBJECT TO:

Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of condominium and all amendments thereto, if any; installments due after the date of this instrument, for assessments established pursuant to the Declaration; private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; party wall rights and agreements, if any; general real estate taxes not yet due and payable; special taxes or assessments for improvement heretofore completed; roads and highways, if any; applicable building and building line restrictions, zoning and building laws or ordinance; the Condominium Property Act (the "Act"); leases and licenses affecting the Common Elements; acts done or suffered by grantee, or anyone claiming, by, through, or under grantee; liens and other matters as to which the title company commits to insure against loss or damage.


ALSO SUBJECT TO: Declaration of Covenants, Conditions, Restrictions, and Easements by grantor dated the 21st day of January 2004 and recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 0402119154, which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right

ATG Search
15 N. Dearborn
#650
Chicago, Illinois 60602


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STATE TAX
 STATE OF ILLINOIS

 APR. -6.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000053992
 REAL ESTATE TRANSFER TAX
 00337.00
 FP326652

COUNTY TAX
 COOK COUNTY

 APR. -6.04
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP


0000002065
 REAL ESTATE TRANSFER TAX
 00168.50
 FP326665

CITY TAX
 CITY OF CHICAGO

 APR. -6.04
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000002285
 REAL ESTATE TRANSFER TAX
 00900.00
 FP326650

CITY TAX
 CITY OF CHICAGO

 APR. -6.04
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000002286
 REAL ESTATE TRANSFER TAX
 00900.00
 FP326650

CITY TAX
 CITY OF CHICAGO

 APR. -6.04
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000002287
 REAL ESTATE TRANSFER TAX
 00727.50
 FP326650

Property of Cook County Clerk's Office

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of the grantor to grant said easements in the conveyance and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

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. 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.

Address of Property: 4553 Magnolia, Unit #310
Chicago, Illinois 60640

Permanent Index Number: 14-17-118-022-0000 (affects property being conveyed and other property)

DATED this 25th day of March, 2004.

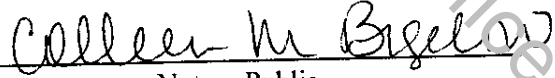
Magnolia Gardens, L.P., an Illinois limited partnership
By: 1217-1231 Wilson, LLC,
an Illinois limited liability company


By: **Kent A. Knebelkamp**, its Manager

State of Illinois)
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Kent A. Knebelkamp**, Manager of **1217-1231 Wilson, LLC**, an Illinois limited liability company and general partner of **Magnolia Gardens, L.P.**, 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 acknowledged that as such Manager, signed, sealed and delivered said instrument as Manager of 1217-1231 Wilson, LLC, as the free and voluntary act and deed of 1217-1231 Wilson, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of March, 2004.


Notary Public

IMPRESS SEAL HERE

COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:
Steven K. Norgaard
Attorney at Law
493 Duane Street
Glen Ellyn, IL 60137

OFFICIAL SEAL
COLLEEN M BIGELOW
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES : 10-28-06

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Legal Description:**Parcel 1:**

UNIT 310 IN THE MAGNOLIA GARDENS CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 46, 47 AND 48 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH OF SOUTH 800 FEET THEREOF AND EAST OF THE GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0402119155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-9, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 310, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Parcel 3:

THE EXCLUSIVE RIGHT TO THE STORAGE ROOM NUMBER S-3B, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 310, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Permanent Index Number:

14-17-118-022-0000

Property Address:

4553 N. Magnolia, Unit #310
Chicago, IL 60640