

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0411431064  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 04/23/2004 10:07 AM Pg: 1 of 2

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE made this 21st day of APRIL, 2004 between **CONCORD REAL ESTATE, LLC.** c/o 200 North Dearborn Street, Chicago, IL 60601, a limited liability corporation 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 **MICHAEL J. DUFFY**, of 8108 South Leamington Avenue, Burbank, IL 60459, party of the second part, **WITNESSETH**, THAT THE APRTY OF THE FIRST PART, FOR AND IN CONSIDERATION OF THE SUM OF Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, 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 real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

Unit 6C in the 30 East Division Condominium, as delineated on a Survey of the following described real estate: Lots 7, 8, 9 and 10 in Hubbard's Resubdivision of Lots 12 to 16 in Block 10 in H. O. Stone's Subdivision of Astor's Addition to Chicago in the North Fractional Half of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached to the Declaration of Condominium recorded as Document 25111688, together with its undivided percentage in the common elements, in Cook County, Illinois - PIN 17-03-122-034-1023. Subject to DMR Financial Services Mortgage recorded as document #98806790 and assigned to FlagStar Bank FSB as document #08103853 recorded 12/07/98.

EXEMPT TRANSFER: Section E.

**SUBJECT TO:** Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; any and all unpaid general real estate taxes, all liens and encumbrances, any and all building violation cases; and to any condition that an inspection of the premises and an accurate survey would reveal.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise 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 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.

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, his 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 incumbered 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, it **WILL WARRANT AND DEFEND** subject to: **only matters stated herein, but not otherwise.**

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Permanent Real Estate Index Number: 17-03-112-034-1023

Address of real estate: 30 East Division Street, Chicago, IL 60610

**IN WITNESS WHEREOF**, said party of the first part has caused its signature to be hereto affixed, and has caused its name to be signed to these presents by a duly authorized Manager, and attested by a duly authorized Manager, the day and year first above written.

**CONCORD REAL ESTATE, L.L.C.**

By *Ronald G. Ohr*  
*Ronald G. Ohr*

Attest \_\_\_\_\_

This instrument was prepared by Law Offices of Burton A. Brown, 205 W. Wacker Drive, Suite 922, Chicago, IL 60606

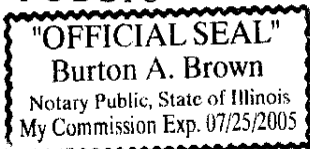
Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
                                  )     SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT **RONALD G. OHR** personally known to me to be a duly authorized Manager of Concord Real Estate, LLC an Illinois Limited Liability Corporation, and whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such duly authorized Managers, they signed and delivered the said instrument pursuant to authority, given by the Members of said Limited Liability Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Corporation, for the uses and purposes therein set form.

Given under my hand and Notarial Seal this 2<sup>nd</sup> day of April, 2004

*Burton A. Brown*  
NOTARY PUBLIC



**MAIL TO: MICHAEL J DUFFY, 8108 S. LEAMINGTON AVE., BURBANK, IL 60459**  
**SEND SUBSEQUENT TAX BILLS TO: MICHAEL J DUFFY, 8108 S. LEAMINGTON AVE., BURBANK, IL 60459**