

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, THE CORRIDOR II, LLC, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,



Doc#: 0413133235  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 05/10/2004 11:53 AM Pg: 1 of 4

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Corridor Commercial, LLC, an Illinois limited liability company ("Grantee"), whose address is: 1410 W. Irving Park, Chicago, Illinois 60613, the following described real estate, to-wit:

SEE EXHIBIT ATTACHED HERETO

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Condominium Documents including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Grantee or anyone claiming by, though or under Grantee; (f) encroachments, if any; (g) easements, conditions, covenants, building lines and restrictions of record; (h) leases and licenses affecting the Common Elements; (i) utility easements, if any, and; (j) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

Permanent Real Estate Index Numbers: 14-32-425-017-0000 and  
14-32-425-016-0000 (partial)  
Commonly known as: 1735 N. Clybourn, Unit 1735-1S & 1735-1N,  
Chicago, IL 60614

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 30<sup>th</sup> day of April, 2004 ~~2003~~

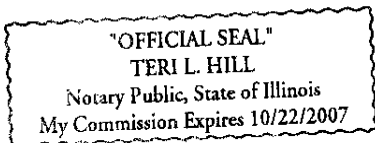
THE CORRIDOR II, LLC,  
an Illinois limited liability company

By: [Signature]  
Dennis E. Claussen, Manager

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Dennis E. Claussen, as Manager of The Corridor II, 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 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 Notarial Seal this 30<sup>th</sup> day of April, 2004 ~~2003~~



[Signature]  
Notary Public, State of Illinois  
My commission 10/27/07

After Recording Mail to:

Corridor Commercial, LLC  
1410 W. Irving Park  
Chicago, IL 60613

Send Subsequent Tax Bills to:

Corridor Commercial, LLC  
1410 W. Irving Park  
Chicago, IL 60613

This Instrument Was Prepared by:

Kenneth W. Bosworth, Esq.  
Horwood Marcus & Berk Chartered  
180 N. LaSalle, Suite 3700  
Chicago, IL 60601  
(312) 606-3200

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## EXHIBIT A

Parcel 1:

UNIT 1735-1S & 1735-1N IN THE CORRIDOR II CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 195 AND THE SOUTHEASTERLY 16.67 FEET OF LOT 196 IN THE SUBDIVISION OF BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0328034057, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act.

4/30/04  
Date

[Signature]  
Buyer, Seller or Representative

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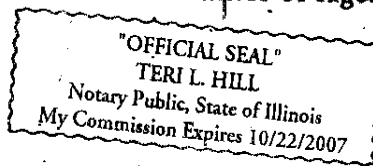
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4/30/04, 2004

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said  
this 30<sup>th</sup> day of April, 2004  
Notary Public [Signature]

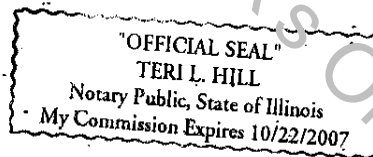


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 4/30/04, 2004

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said  
this 30<sup>th</sup> day of April, 2004  
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)