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Doc#: 0413226153
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/11/2004 12:30 PM Pg: 1 of 3

After Recording, Forward to:
Mr. Lawrence M. Lusk, Esq.
217 N. Jefferson, 5th Floor
Chicago, IL 60661

Send Future Tax Bills to:
Erin H. Walz
Unit B-404, 4715 N. Racine Avenue
Chicago, Illinois 60640

SPECIAL WARRANTY DEED

THE GRANTOR UPTOWN GOLDBLATT'S 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 Erin H. Walz, of 751 Brompton Ave., Unit 3-E, Chicago, Illinois 60660, 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: Units B-404 and P-8, 4715 N. Racine Avenue, Chicago, Illinois 60640

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.

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) deleted; (c) easements, covenants, restrictions, ordinances, agreements, conditions and building lines of record, which are not violated by the improvements on the property and which will not be violated by the use of the purchased unit as a condominium; (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 CCR, including all amendments and exhibits thereto; (h) applicable zoning and building laws and ordinances, which are not violated by the improvements on the property and which will not be violated by the use of the purchased unit as a condominium; (i) unrecorded public and quasi-public utility easements, if any, which do not underlie the improvements on the property; (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, which the title company is willing to insure without cost to the Purchaser; 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.

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Walsh
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EXHIBIT A LEGAL DESCRIPTION

UNITS B-404 AND P-8 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-404 and Parking Unit 8
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)