

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Entity to Individual)



Doc#: 0413422161
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/13/2004 02:20 PM Pg: 1 of 4

Mail to:

Lawrence M. Lusk
217 N. Jefferson 5th Fl.
Chicago IL 60661

Name and Address of Taxpayer:

Mr. Ryan A. Garth
Ms. Kristen M. King
4553 N. Magnolia, Unit #301
Chicago, IL 60640

Recorder's Stamp

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 RYAN A. GARTH and KRISTEN M. KING, whose address is 1926 Barry, Chicago, Illinois, _____, 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:

"SEE ATTACHED 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. *which will not be violated by the proposed improvements or the use of the property being purchased as a residential condominium dwelling.

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

ATGF, INC.

314526 1/3

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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. *All of which will not be violated by the proposed improvements or the use of the property being purchased as a residential condominium dwelling unit.*

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 #301
Chicago, Illinois 60640

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

DATED this 10th day of April, 2004.

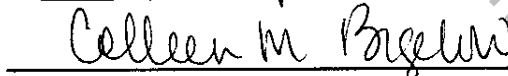
Magnolia Gardens, L.P., an Illinois limited partnership
By: 1217-1231 Wilson, LLC,
an Illinois limited liability company


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 10th day of April, 2004.


Notary Public


IMPRESS SEAL HERE

DuPage 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

STATE TAX

MAY - 3.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000054822
REAL ESTATE
TRANSFER TAX
0031500
FP326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

MAY - 3.04
REVENUE STAMP

000002884
REAL ESTATE
TRANSFER TAX
0015750
FP326665

UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Legal Description:

Parcel 1:

UNIT 301 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:

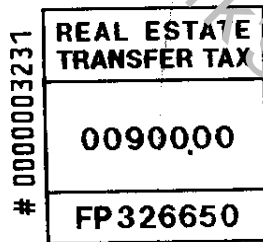
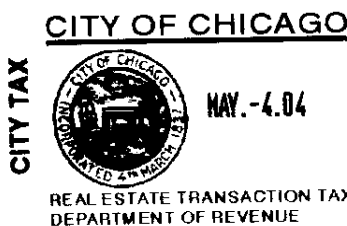
THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-19, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 301, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS 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-3A, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 301, 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.

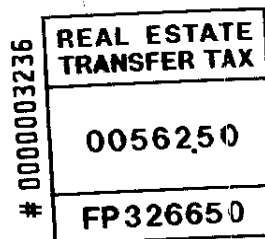
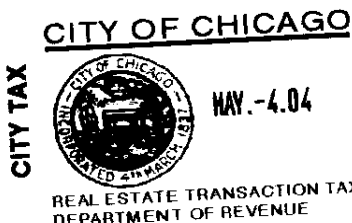
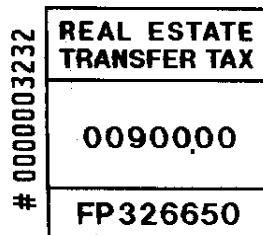
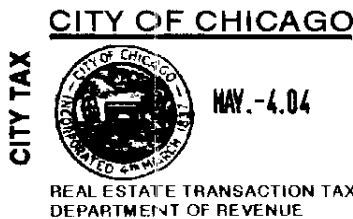
Permanent Index Number:

14-17-118-022-0000



Property Address:

4553 N. Magnolia, Unit #301
Chicago, IL 60640



UNOFFICIAL COPY

Grantor also hereby grants to the Grantee, its successors and assigns, such 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, 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 also 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 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 of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, to be bound by the covenants and agreements in said document set forth as covenants running with the land.

Property of Cook County Clerk's Office