

# UNOFFICIAL COPY

This instrument was prepared by:

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WR File No. 08637.01500



Doc#: 0414733192  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/26/2004 11:35 AM Pg: 1 of 3

This space reserved for Recorder.

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3rd day of May, 2004, between **2801 SEMINARY LLC, a limited liability company**, 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

**JULIE SIRAGUSA**, of 4347 E. Greenwood, Unit 202, Chicago, Illinois, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: ✓

UNIT 4N and P-4 IN THE SEMINARY COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 28 AND 29 IN BLOCK 2 IN MCCONNELL BROTHERS SUBDIVISION OF THE EAST 1/2 OF BLOCK 7 IN CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, 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 FEBRUARY 27, 2004, AS DOCUMENT NUMBER 0405818124, AS MAY BE 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 USE STORAGE SPACE 4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0405818124.

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 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.

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, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises


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STATE TAX

STATE OF ILLINOIS



MAY 25 04


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000000492

REAL ESTATE TRANSFER TAX
00384.50
FP 103024

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAY 25 04


REVENUE STAMP

# 0000000502

REAL ESTATE TRANSFER TAX
00192.25
FP 103022

CITY TAX

CITY OF CHICAGO



MAY 25 04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000282

REAL ESTATE TRANSFER TAX
02883.75
FP 103023

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hereby granted are, or may be, in any manner encumbered 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: (1) general real estate taxes not due and payable at the time of Closing; (2) special taxes and assessments for improvements not yet completed; (3) applicable zoning and building laws and ordinances and building line restrictions and ordinances; (4) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (5) streets and highways, if any; (6) party wall rights and agreements, if any; (7) encroachments (provided such do not materially adversely affect the intended use of the Unit); (8) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration, as amended from time to time; (9) the Condominium Property Act of Illinois (the "Act"); (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and (11) installments due after closing for assessments levied pursuant to the Declaration.

The tenant of this Unit has waived or has failed to exercise the right of first refusal.

Permanent Real Estate Index Numbers: 14-29-228-022-0000 ✓  
 Address of real estate: 2801 N. Seminary, Unit # 4N, Chicago, Illinois ✓

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written.

2801 Seminary LLC, an Illinois limited liability company

By:

Name: Jon Goldman  
 Its: Member

STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jon Goldman, as Member of 2801 Seminary LLC., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of said limited liability company, 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 3rd day of May, 2004.

Allison M. Marzano  
 Notary Public

After Recording Mail To:

Mr. Leonard S. Becker  
 312 N. May Street, Ste. 100  
 Chicago, Illinois 60607

Send Subsequent Tax Bills To:  
 Ms. Julie Siragusa  
 c/o Koenig & Strey  
 1940 N. Clark  
 Chicago, Illinois 60614

OFFICIAL SEAL  
 ALLISON M. MARZANO  
 NOTARY PUBLIC STATE OF ILLINOIS  
 MY COMMISSION EXP. JULY 14, 2005