

THIS DOCUMENT
WAS PREPARED BY:

UNOFFICIAL COPY

LOUIS G. HECTOR
2530 Crawford Avenue, Suite 318
Evanston, Illinois 60201



Doc#: 0414842181
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/27/2004 10:06 AM Pg: 1 of 3

ADDRESS OF REAL ESTATE:

2300 West Warren Boulevard
Unit 1
Chicago, Illinois 60612

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 20th day of May, 2004, by JW CONTRACTING GROUP, L.L.C., an Illinois limited liability company (the "Grantor"), having a mailing address of 2150 Cargill Drive, Northbrook, Illinois 60062, to SLOBODAN PAVLOVIC and MIROSLAVA PAVLOVIC, husband and wife, not as tenants in common but as joint tenants, not as tenants by the entireties (the "Grantees"), having a mailing address of 5922 North Clark Street, Chicago, Illinois 60660.

WITNESSETH, that the Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt whereof is hereby acknowledged, by these presents does **REMIT, RELEASE, ALIEN AND CONVEY** unto the Grantees, and to their successors and assigns, **FOREVER**, all the land, situated in the City of Chicago, County of Cook and State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 1 IN THE ELEVATION 8 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOTS 47, 48, 49 AND 50 IN FOLLANSBEE'S SUBDIVISION OF BLOCK 57 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,
WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0402003030, AND AS AMENDED BY FIRST AMENDMENT RECORDED MARCH 29, 2004 AS DOCUMENT 0408932107 AND SECOND AMENDMENT RECORDED APRIL 16, 2004, AS DOCUMENT NUMBER 0410745095, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 0402003030.

P.I.N. #: 17-07-324-041-0000; 17-07-324-042-0000; 17-07-324-043-0000
(affects the captioned unit and other property)

TO HAVE AND TO HOLD the Property unto Grantees, their heirs, executors, administrators, legal representatives, successors and assigns forever; and grantor hereby binds itself and its successors and assigns to **WARRANT AND FOREVER DEFEND** the Property unto Grantees, their heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise.

Subject to: General real estate taxes not yet due and payable; easements, covenants, conditions, restrictions, party walls and building lines of record; encroachments, if any, which do not affect the use of the Unit as a

0414842181

Box 343 CENTENNIAL TITLE INCORPORATED

3/8

UNOFFICIAL COPY

private residence; applicable City of Chicago zoning, condominium and building laws of ordinances; acts done or suffered by Grantees; Condominium Property Act of Illinois; terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded January 20, 2004 as Document No. 0402003030, as amended from time to time, and limitations and conditions imposed by the Condominium Property Act; liens, monetary encumbrances and other matters over which the title insurer commits to insure by endorsement; utility easements, if any, whether recorded or unrecorded; and installments due from Grantee(s) for assessments levied pursuant to the Declaration.

THIS DEED IS MADE AND IS TO BE ACCEPTED WITH THE UNDERSTANDING THAT NO MORE THAN EIGHT (8) CONDOMINIUM-TYPE SINGLE-FAMILY DWELLING UNITS SHALL BE ERECTED ON THE PREMISES LEGALLY DESCRIBED HEREIN.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE(S), THEIR 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.

DATED this 20th day of May, 2004.

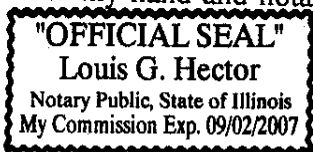
JW CONTRACTING GROUP, L.L.C., AN ILLINOIS CORPORATION

BY: *James H. Stauffer*
NAME: JAMES H. STAUFFER
ITS: PRESIDENT

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 JAMES H. STAUFFER, of JW CONTRACTING GROUP, LLC, being a member of JW CONTRACTING GROUP, L.L.C., 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, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20th day of May, 2004.



Louis G. Hector
Notary Public

After recording, please mail to:

Martha Bozic

4725 N. Western #220
Chicago, IL 60625

Please send subsequent tax bills to:

Slobodan Pavlovic

5922 N. Clark
Chicago, IL 60660

UNOFFICIAL COPY

PARCEL 1:

UNIT 1 IN ELEVATION 8 CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 47, 48, 49 AND 50 IN FOLLANSBEE'S SUBDIVISION OF BLOCK 57 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0402003030, AND AS AMENDED BY FIRST AMENDMENT RECORDED MARCH 29, 2004 AS DOCUMENT 0408932107 AND SECOND AMENDMENT RECORDED APRIL 16, 2004, AS DOCUMENT NUMBER 0410745095, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 0402003030.

P.I.N. #: 17-07-324-041-0000; 17-07-324-042-0000; 17-07-324-043-0000

(affects the captioned unit and other property)

