

UNOFFICIAL COPY



Doc#: 0415411061
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/02/2004 10:38 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

375915
This indenture, made this 6th day of May, 2004, between Wydoe Development, L.L.C., an Illinois limited liability company and duly authorized to transact business in the State of Illinois, Grantor, and Henry K. Sinn and Betty S. Sinn, of 41 E. 8th Street - Unit 2606, Chicago, Illinois, Grantee WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollar (\$10.00) and good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee as Joint Tenants with Right of Survivorship and to their heirs and assigns, FOREVER, all the following real estate situated in Cook County, Illinois which is commonly and known and described as follows:

The property is legally described in Exhibit A, attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as 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:

- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;

4K9

COOK COUNTY RECORDER OF DEEDS
NORTH LAKE STREET, SUITE 400
CHICAGO, ILLINOIS 60602

UNOFFICIAL COPY

- (d) The Declaration of Condominium Ownership for The Residences of Forty-One East Eighth Condominium (the "Declaration"); including all Exhibits thereto, as amended from time to time;
- (e) The Illinois Condominium Property Act;
- (f) The Plat attached as Exhibit C to the Declaration;
- (g) Applicable zoning and building laws and ordinances;
- (h) Roads and highways, if any;
- (i) Unrecorded public utility easements, if any;
- (j) Grantee's mortgage, if any;
- (k) Plats of dedication and covenants thereof; and
- (l) Acts done or suffered by Grantee, or anyone claiming under Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Managing Member the day and year first above written.

Wydoe Development, L.L.C., an Illinois limited liability company

By: *Robert Chestow*
Managing Member

Prepared by:	Murray J. Lewison Johnson and Colmar 300 S. Wacker Drive – Suite 1000 Chicago, Illinois 60606
After Recording Mail to:	<i>John Gurto</i> <i>127 W. Willow</i> <i>Whoston, IL 60487</i>
Send Subsequent Tax Bills to:	<i>Henry K. Sym</i> <i>41 E. 8th St. #2801</i> <i>Chicago, IL 60605</i>

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Wayne Chertow which is the manager of Wydoe Development, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 22nd day of April, 2004.

Sara C. Krawczykowski
Notary Public

Sara C. Krawczykowski
NOTARY PUBLIC
Illinois
Commission No. 559245
Expires 6-6-2006

~~COUNTY TAX
REVENUE STAMP
REAL ESTATE TRANSACTION TAX
COOK COUNTY
MAY 12 2004~~

~~STATE OF ILLINOIS
STATE TAX
MAY 12 2004
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE~~

REAL ESTATE TRANSFER TAX
00300.00
0000018273 FP 102804

REAL ESTATE TRANSFER TAX
00150.00
0000018270 FP 102810

~~CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE~~

REAL ESTATE TRANSFER TAX
02250.00
0000009507 FP 102807

UNOFFICIAL COPY

EXHIBIT A

Parcel 1:

Parking Unit P-145 together with its undivided percentage interest in the common elements in The Residences of Forty-One East Eighth Condominium, as delineated and defined in the Declaration recorded August 15, 2001 as Document Number 0010751185 and Supplement thereto recorded December 5, 2002 as Document Number 0021345534, in the West Half of the Southwest Quarter of Section 15, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Rights and privileges including but not limited to easements for pedestrian and vehicular access; use, maintenance, repair and replacement; and public and private utility easements contained in the Declaration of Condominium Ownership for the Residences of Forty-One East Eighth Condominium and provisions relating to other portions of the Premises recorded August 15, 2001 as Document Number 0010751185.

Common Address: 41 E. 8th Street, Chicago, IL
PIN: 17-15-304-048- 1112

Property of Cook County Clerk's Office