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MAIL TO:

Manny Lapidos

5301 W. Dempster #201

Skokie, IL 60077-1846



Doc#: 0416847204
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/18/2004 12:13 PM Pg: 1 of 3

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SPECIAL WARRANTY DEED

THIS INDENTURE made this 10th day of June, 2004 between 1637 WEST COLUMBIA CORP., an Illinois corporation, 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, as GRANTOR, and Vannia Phillips, as GRANTEE. *also known as Vannia D. Phillips *

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to his heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION:

PARCEL 1: Unit 1631-2E together with its undivided percentage interest in the common elements in West Columbia Place Condominium as delineated and defined in the declaration recorded as document no. 0411331108 in southeast ¼ of Section 31, Township 41 North, Range 14, east of the third principal meridian, in Cook County, Illinois.

PARCEL 2: Exclusive use for storage purposes in and storage space no. ~~5-3~~ 3, a limited common element, as set forth and defined in said declared of condominium and survey attached thereto, in Cook County Illinois.

TAX PARCEL IDENTIFICATION NUMBERS: 11-31-409-008-0000

COMMONLY KNOWN AS: 1631-33 West Columbia, Unit #2E, Chicago, Illinois 60626

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, unto the Grantee, either in law or in 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, its heirs and assigns forever.

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 WEST COLUMBIA PLACE Condominium dated the 15 day of April, 2004, and recorded on 4/22, 2004, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0411331108, as amended

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from time to time (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. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Grantor further reserves to itself and its successors and assigns, and Grantee hereby grants to Grantor and its successors and assigns, the right to remedy as provided in Paragraph 13 of the Purchase Agreement dated April 19th, 2004, between 1637 WEST COLUMBIA CORP., an Illinois corporation, and Vannia Phillips for the purchase of the real estate (the "Purchase Agreement") the terms of which are set forth on Exhibit A, attached hereto and made a part hereof. The foregoing right of remedy herein reserved by Grantor and granted by Grantee pursuant to Paragraph 13 of the Purchase Agreement is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the real estate described herein.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their 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 incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the following provided that the same do not interfere with Grantee's use or access of the Dwelling Unit or the Parking Space:

- (a) current non-delinquent real estate taxes and taxes for subsequent years;
- (b) INTENTIONALLY DELETED;
- (c) the Condominium Property Act of the State of Illinois and the Municipal Code of the City of Chicago, Section _____, including all amendments thereto;
- (d) the Declaration, including all amendments and exhibits attached thereto;
- (e) public, private and utility easements recorded at any time prior to closing, including any easements established by or implied from the Declaration, or amendments thereto;
- (f) covenants, conditions, agreements, building lines and restrictions of record, including those contained in the Deeds recorded as document numbers _____ and _____ as to use, type and cost of improvements on the Property, none of which having been violated;
- (g) applicable building and zoning laws, statutes, ordinances and restrictions;
- (h) roads and highways, if any;
- (i) leases and licenses affecting Common Elements;
- (j) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of this Deed;
- (k) matters over which the Title Company (as hereinafter defined) is willing to insure;
- (l) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee; and
- (m) Grantee's mortgage, if any.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

