

# UNOFFICIAL COPY

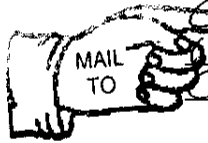
This Instrument Prepared by:

Larry N. Woodard, Esq.  
21 North Dearborn, Suite 1602N  
Chicago, Illinois 60610



**After Recording Return to:**

*Carmen Turner*  
*6730 So. Shore Drive #405*  
*Chicago, IL 60649*



Doc#: 0419846054  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/16/2004 09:40 AM Pg: 1 of 4

Send Subsequent Tax Bills to:

*Carmen Turner*  
*6730 So. Shore Drive #405*  
*Chicago, IL 60649*

**SPECIAL WARRANTY DEED**

This Indenture is made this 9th day of July, 2004, by and between **IGL SOUTH SHORE, LLC**, an Illinois limited liability company ("Grantor") of 2901 Butterfield Road, Oak Brook, Illinois, and Carmen Turner, ("Grantee"), residing at 3100 N Lake Shore Drive, #803, IL 60657.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois at the common address of 6730 South Shore Drive, Chicago, IL 60649, Unit #405.

**SEE EXHIBIT A**  
**ATTACHED HERETO AND INCORPORATED HEREIN**

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Lakefront Place Condominium Association recorded August 1, 2003 in the Cook County Recorder's Office as Document No. 0321319174 (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, 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;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that during Grantor's ownership of the Premises, Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner

Lawyers Unit #07902 Case#

1045  
03-03195

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City of Chicago  
 Dept. of Revenue  
**345527**  
 07/14/2004 14:52 Batch 11209 98

Real Estate  
 Transfer Stamp  
**\$675.00**



REAL ESTATE TRANSFER TAX	00045.00	FP326670
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# 0000134523

COUNTY TAX  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 JUL. 14. 04  
 REVENUE STAMP



REAL ESTATE TRANSFER TAX	00090.00	FP326660
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# 000006718

STATE TAX  
 STATE OF ILLINOIS  
 JUL. 14. 04



REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

Property of Cook County Clerk's Office

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encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, for the time period Grantor owned the Property subject only to: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration or amendments thereto and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act ("Act"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessments; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) general taxes not yet due or payable as of the Closing Date; (j) installments due after the Closing (as hereinafter defined) of assessments established pursuant to the Declaration; (k) applicable zoning and building laws and ordinances and other ordinances or record; (l) encroachments, if any; (m) acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (n) leases and licenses affecting the common elements; (o) building lines and restrictions; and (p) liens and other matters of title over which Lawyers Title Insurance Company is willing to insure without cost to Grantee.

THE TENANT, IF ANY, OF SAID CONDOMINIUM UNIT, HAS EITHER WAIVED OR FAILED TO EXERCISE ITS OPTION TO PURCHASE THE UNIT OR HAD NO OPTION TO PURCHASE THE UNIT.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

**IGL SOUTH SHORE, LLC,**  
an Illinois limited liability company

By: *Nicholas J. Helmer*  
Its *Nicholas J. Helmer*

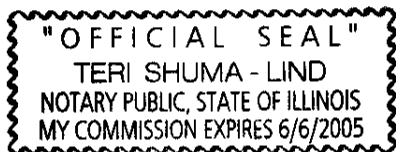
STATE OF ILLINOIS )  
                                      ) SS  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, **DO HEREBY CERTIFY** that Nicholas J. Helmer is personally known to me to be the authorized member of Inland Great Lakes, L.L.C., an Illinois Limited Liability Company, sole member of IGL South Shore, LLC, an Illinois Limited Liability Company, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the Members of each of the said companies as his free and voluntary act and as the free and voluntary act and deed of said corporations, for the uses and purposes set forth.

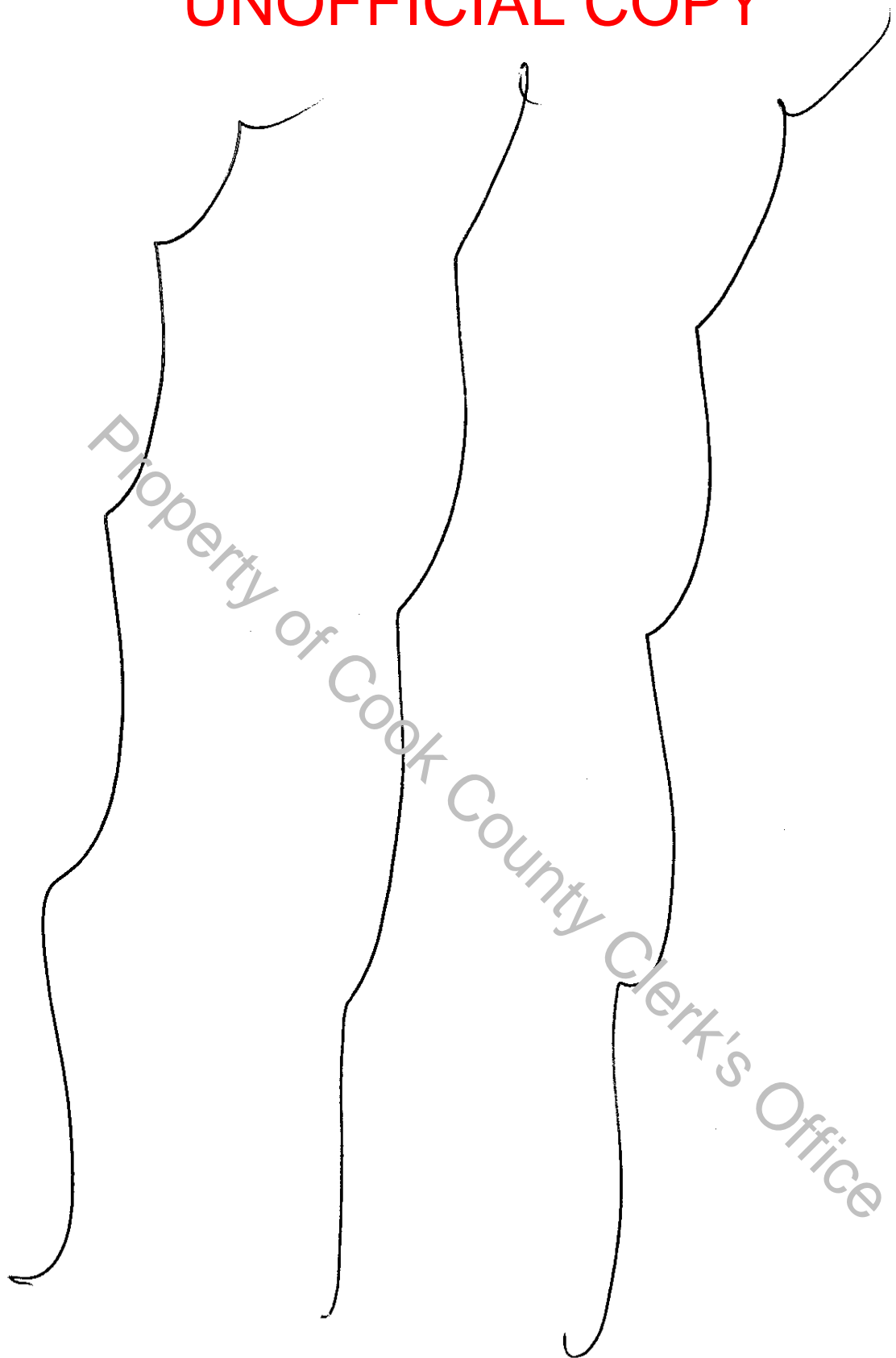
GIVEN under my hand and notarial seal this 9<sup>th</sup> day of July, 2004.

My Commission Expires:

*Teri Shuma - Lind*  
Notary Public



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**UNIT NO. 405 IN LAKEFRONT PLACE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN STUART'S SUBDIVISION, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "2-B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 1, 2003, AS DOCUMENT NUMBER 0321319174, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.**