



Doc#: 0420129082  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/19/2004 09:49 AM Pg: 1 of 3

ABS  
NO  
1 OF 3

SPECIAL WARRANTY DEED

Joint Tenancy

THIS INDENTURE, made this 23<sup>rd</sup> day of April 2004 between RCRDC GROUP, L.L.C., an Illinois 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 CHARLES T BRIGDEN & RUTA G. DUDENAS, not as tenants in common, but as joint tenants, party of the second part, of The City of Chicago, County of Cook, State of Illinois.

ST5059401

WITNESSETH that party of the first part for and in consideration of the sum of Ten And 00/100 (\$10.00) Dollars and other good and valuable consideration paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of the managing member of the first part, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his 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: and as more fully described in Exhibit A attached hereto:

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, and the reversion(s), remainder(s), rents issues and profits thereof, and all of the estate, right, title, interest claim or demand whatsoever, of the property of the first part, either in law or equity, of, in and to the attached described premises with the hereditaments and appurtenances: to HAVE AND TO HOLD the said premises as above described, with appurtenances, unto the party of the second part, not as tenants in common but as joint tenants, their heirs and assigns forever.

CTC

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 hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to: General real estate taxes for the current year not then due and for subsequent years, easements, covenants, restrictions, agreements conditions and building lines of record; the Illinois Condominium Property Act; The Greystone of Wolcott Condominium Association; terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto: applicable zoning and building laws and ordinances; easements, if any; unrecorded public utility easements, if any; plats of dedication and covenants thereon; drainage ditches, tiles and laterals, if any.

SH2

Box-333

3K9

# UNOFFICIAL COPY


IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, ROBERT C. RANQUIST, III.

RCRDC GROUP, L.L.C.  
an Illinois limited liability company

By: [Signature]  
Robert C. Ranquist III  
Its Vice President,

Name and Address of Taxpayer Charles T. Brigden & Ruta G. Dudenas, 925 N. Wolcott, Unit 104, Chicago, Illinois 60622

STATE OF ILLINOIS )  
                                  ) ss. )  
COUNTY OF COOK        )

CITY TAX  
 JUL. 12.04  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000012998  
REAL ESTATE TRANSFER TAX  
03525.00  
FP 102805



I, KAREN A. RANQUIST a notary public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that ROBERT C. RANQUIST, III is personally known to me to be the Vice President of RCRDC GROUP, L.L.C. Illinois an limited liability company , and whose name is subscribed to the foregoing instrument, appeared before me this day in person. Acknowledged that as such President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of the managing member of said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth. GIVEN under my hand and official seal this 23<sup>rd</sup> day of April, 2004.

[Signature]  
Notary Public  
My commission expires

OFFICIAL SEAL  
KAREN A. RANQUIST  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 09/03/07

This instrument was prepared by:  
Gary M. Adelman  
217 W. Washington Street  
Round Lake, Illinois 60073

Mail to  
Mr. Paul L. Leeds  
100 W. Monroe St. Suite 301  
Chicago, IL. 60603

STATE TAX  
 JUL. 12.04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
COUNTY TAX  
 JUL. 12.04  
REVENUE STAMP

# 270270000  
REAL ESTATE TRANSFER TAX  
00470.00  
FP 102808

# 0000073261  
REAL ESTATE TRANSFER TAX  
00235.00  
FP 102802

**UNOFFICIAL COPY**

**STREET ADDRESS:** 925 N. WOLCOTT AVE UNIT 104  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 17-06-423-014-0000

**LEGAL DESCRIPTION:**

UNIT 104 & PU-4 IN THE GREYSTONE ON WOLCOTT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 83 THROUGH 89, BOTH INCLUSIVE, TAKEN AS A TRACT, IN THE RESUBDIVISION BY ROBERT BOAKE OF BLOCK 5 OF COCHRAN AND OTHER'S SUBDIVISION OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST OF SAID LOT 83; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 98.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 69.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 89; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 125.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 89; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 84.0 FEET TO A POINT 84.33 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 83; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 25.0 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 14.33 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 100.85 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0410427072 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.