SPECIAL WARRANTY DEED Doc#: 0420842169

Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds

Date: 07/28/2004 09:24 AM Pg: 1 of 4

The sbave space reserved for Recorder's use only.

THIS INDENTURE, made, June 30, 2004 between 2901 NORTH CLYBOURN CORP., an Illinois corporation, located at 4252 N. Cicero, Chicago, IL 60618, duly authorized to transact business in the State of Illinois, party of the first part, and Rohit Malik, and individual, 111 N. Dearborn #2207, Chicago, II, 60610, party of the second part, WITNESSETH, that the 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 in band paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereic.

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 deriand whatsoever, of the party of the first part, 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 premise, as above described, with the appurtenances, unto the party of the second part, his/her/their heir. and assigns forever.

And 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, his/her/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 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 those exceptions listed on Exhibit A attached hereto.

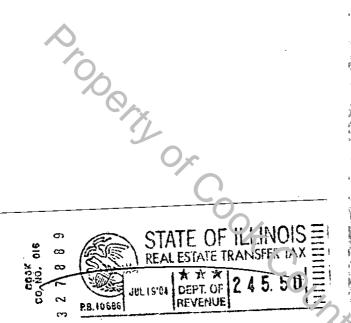
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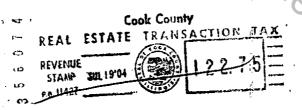
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## **UNOFFICIAL COPY**









## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, said party of the first part has caused the seal of its authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

| 2901 NORTH CLYBOURY CORP., an Illinois corporation  By: Name: David J. Dubin Title: President  STATE OF ILLINOIS ) SS COUNTY OF COOK  I,   |
|--|
| appeared before me this day in person, and acknowledged that as such President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of 2901 |
| NORTH CLYBOURN CORP., an Illinois corporation as his free and voluntary act, and the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.     |
| Given under my hand and official seal, June 30 2004  |
| CAROL J. TAXMAN  NOTARY PUBLIC - STATE OF ILLINOIS  NOTARY PUBLIC - STATE OF ILLINOIS  |
| Notary Public, State of Illinois  My Commission Expires:   |
| This instrument was prepared by: Carol J. Taxman, Ltd., 9636 Lawler, Ste 1B, Skokie, IL 60077  |
| MAIL TO: CHRISTOPHER E. CANNONITO, 15930S. 75TH COURT - 100, TIMEY PARK, IL  |
| SEND SUBSEQUENT TAX BILLS TO: Rohit Malik , <b>2933 Clybourn</b> ., Chicago, Illinois 60618, Unit 402 and Parking P33-1  |

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## UNOFFICIAL COPY

UNIT(S) 402 AND P33-1 IN THE 2933 NORTH CLYBOURN AT WELBOURN ROW CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS AND/OR PARTS OF LOTS IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF LOT 14 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF PARTS OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0335844039, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, and reservations, building set back lines and reservations of record; (e) the Plat; (f) the conditions, building set back lines and reservations of record; (e) the Plat; (f) the conditions, the By-Laws and all other townhouse documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and exhibits thereto; (h) easements, encreachments and other matters affecting title to the Property, ordinances; (h) easements, encreachments and other matters affecting title to the Property, of the second part's mortgage, if any, (h) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/their successors and assigns, as rights and easements appurt mant 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 the party of the first part 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.

Common Address:

2933 Clybourn,

Chicago, Illinois 60618
Unit 402 and Parking P33-

Permanent Index Numbers:

2933 Clybourn PINs 14-30-119-017-0000 14-30-119-018-0000 14-30-119-019-0000 2935 Clybourn PINs 14-30-119-015-0000 14-30-119-016-0000