

UNOFFICIAL COPY

^{1 OF 2}
SPECIAL WARRANTY DEED



Doc#: 0423808145
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/25/2004 02:01 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH,

That the Grantor, **HAWTHORNE PLACE, LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Jason R. Christen ("Grantee"), whose address is: 17696 Nassau Drive, Brookfield, WI 53045, the following described real estate, to-wit:

PARCEL 1: Unit No. 702 in 525 Hawthorne Place Condominium, as delineated on a survey of the following parcel of real estate:

The Northerly 107.60 feet of the Easterly 160 feet of the Westerly 200 feet of Lot 26 in McConnell's Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 inclusive and 33 to 37 inclusive in Pine Grove in Section 21, Township 40 North, Range 14 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 0021232465, together with its undivided percentage interest in the common elements

PARCEL 2:

Easement for the benefit of Parcel 1 of the right to maintain any underground improvements now existing which encroach onto the property known as 3410 North Lake Shore Drive as created by Declaration of Reciprocal Easements dated March 30, 1979 and recorded as Document 24937229.

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.

Lawyers Unit #03308 Case# 02-13923 XB
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SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; (b) applicable zoning and building laws and ordinances; (c) covenants and restrictions of record; (d) Declaration of Reciprocal Easements dated March 30, 1979 recorded as Document No. 24937229; (e) Easement Agreement recorded as Document No. 0021017513; (f) matters disclosed by Plat of Survey dated July 30, 2001, Job No. 70273, made by Mid America Survey Company and as disclosed by Zarko Sekerez & Associates, Inc. Plat of survey dated August 14th 2001 order no. 111182; (g) the Condominium Property Act of Illinois, the Condominium Ordinance of the Chicago Municipal Code, and the Declaration of Condominium recorded as Document No. 0021232465 and any amendments thereto, heretofore and hereafter recorded; (h) installments due after Closing of assessments heretofore and hereafter established and/or levied pursuant to the Declaration, all of which assessments the Grantee agrees to pay; (i) any other matters over which Lawyers Title Insurance Corporation commits to insure by endorsement, policy modification or otherwise; (j) acts of the Grantee; (k) easements recorded at any time prior to closing; (l) utility easements, whether recorded or unrecorded; and (m) any plat of subdivision affecting the Parcel.

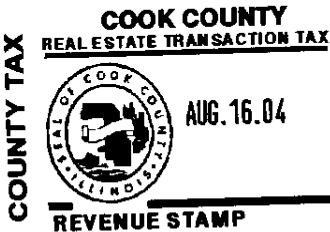
THE TENANT OF UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

Permanent Real Estate Index Number: 14-21-307-012-0000
 14-21-307-057-1043
 Commonly Known As: 525 Hawthorne Place, Unit 702
 Chicago, Illinois 60657

City of Chicago
 Dept. of Revenue
 349136
 08/16/2004 15:32 Batch 02265 77



Real Estate
 Transfer Stamp
 \$2,088.75



# 0000137435	REAL ESTATE TRANSFER TAX
	0013925
	FP326670



0000068702
FP326669
0027850
REAL ESTATE TRANSFER TAX

