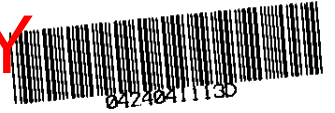


UNOFFICIAL COPY

2056850/MTC/HW
SPECIAL WARRANTY DEED 101-2



Doc#: 0424041113
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/27/2004 11:10 AM Pg: 1 of 4

MAIL TO:

25

Shawn S. Magee, PC.
35 E. Wacker Dr #1700
Chicago IL 60601

SEND TAX BILLS TO:

Justin R. Ishbia
1949 N. Halsted #1
Chicago IL 60614

M.G.R. TITLE

THIS INDENTURE, made this 20th day of August, 2004 between 1949 NORTH HALSTED, L.L.C., an Illinois limited liability company, as party of the first part, and JUSTIN R. ISHBIA, of 1123 N. Schubert, Unit 2, Chicago, Illinois, and MATHEW ISHBIA, of Chicago, Illinois, Cook County, party of the second part, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Operating Agreement of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, their 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, AS TENANTS IN COMMON, to wit:

SEE ATTACHED LEGAL DESCRIPTION

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENT APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR 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."

UNOFFICIAL COPY**SPECIAL WARRANTY DEED**

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, of the party of the first party, 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 premises as above described, with the appurtenances, unto the party of the second part, their heirs 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, 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: real estate taxes not yet due and payable; special taxes or assessment for improvements not yet completed and other assessments or installments thereof not due and payable at the time of the Closing; applicable zoning and building laws or ordinances; the Declaration including any and all exhibits thereto and amendments thereof as permitted by the Declaration and the Act; provision of the Act, easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the Premises as a single-family residence; acts done or suffered by Buyer, or anyone claiming, by, through or under Buyer; and liens, encroachments and other matters as to which the Title insurer commits to insure Buyer against loss or damage.

Permanent Real Estate Index Number: 14-33-300-010-0000

Address of real estate: 1949 N. HALSTED STREET, UNIT 1, CHICAGO, ILLINOIS.

IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereunto affixed, and has caused its name to be signed to these presents by its sole member the day and year first above written.

1949 NORTH HALSTED, L.L.C., an Illinois limited liability company

By: X *Thomas O'Neil*
Its sole member

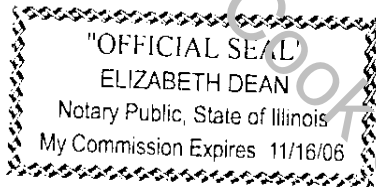
UNOFFICIAL COPY

SPECIAL WARRANTY DEED

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, Elizabeth A. Dean, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS O'NEILL, personally known to me to be the sole member of 1949 NORTH HALSTED, L.L.C., an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as its sole member he signed and delivered the said instrument, pursuant to authority, given by the Articles of Organization and Operating Agreement, and as his free and voluntary act, and as 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 this 20th day of August, 2004.



Elizabeth A. Dean
 Notary Public

This instrument prepared by: Mary M. York, Attorney at Law, 4001 N. Wolcott Avenue, Chicago, Illinois 60613

City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 350369 \$4,931.25
 08/26/2004 12:06 Batch 02273 13

STATE OF ILLINOIS
 STATE TAX AUG. 26. 04
 REAL ESTATE TRANSFER TAX
 # 0000069219
 0065750
 FP326669

COOK COUNTY
 COUNTY TAX REAL ESTATE TRANSACTION TAX
 AUG. 26. 04
 REAL ESTATE TRANSFER TAX
 # 0000138608
 0032875
 FP326670

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PARCEL 1:

UNIT 1 IN THE 1949 NORTH HALSTED CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 1/2 OF LOT 5 IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF LOT 25^{1/2} BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, 31, 32, 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0421527103, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1 AND P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0421527103.

Property of Cook County Clerk's Office