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SA 553805302

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Doc#: 0424501069
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/01/2004 09:12 AM Pg: 1 of 3

After Recording, Mail To:

James P. Ziegler
Stone, Pogrund & Korey
221 North LaSalle Street, 32nd Floor
Chicago, IL 60601

Mail Future Tax Bills To:

Bernard Pump
1830 W. Eddy Street
Chicago, IL 60657

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 14th day of July, 2004 between **400 WEST ONTARIO, L.L.C.**, an Illinois limited liability company ("Grantor") and **BERNARD PUMP AND KAREN KAO, HUSBAND AND WIFE, AS JOINT TENANTS** ("Grantee"), whose address is 1830 West Eddy Street, Chicago, Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the following described real estate ("Real Estate"), situated in the County of Cook, State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Numbers: 17-09-127-036-1175 and 17-09-127-036-1176

F/
Property Address: 400 West Ontario, Units P-314 and P-315, Chicago, Illinois

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 Grantor, 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 Grantee, its successors and assigns forever.

And the Grantor for itself, and its successors, does covenant, promise and agree, to and with the Grantee, for itself and its heirs and assigns, that Grantor 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 said premises, against all persons lawfully claiming, or to claim the same by, through or under Grantor, Grantor WILL WARRANT AND DEFEND.

Done 9/1/04

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Subject to: Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public and utility easements, including any easement established by or implied from the Declaration of Condominium or amendments, thereto, if any and roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; general taxes for the year 2003 and subsequent years; installments due after the date hereof of assessments established pursuant to the Declaration of Condominium and other title or survey matters as shown on Chicago Title Insurance Company title commitment No. SA 5523053.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the day and year first written above.

STATE TAX	STATE OF ILLINOIS	# 0000076119	REAL ESTATE TRANSFER TAX
	AUG. 28. 04		00070.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102808

400 WEST ONTARIO LLC, an Illinois limited liability company

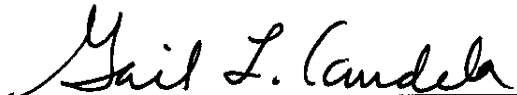
By: 
 Jeffrey B. Gelman, Manager

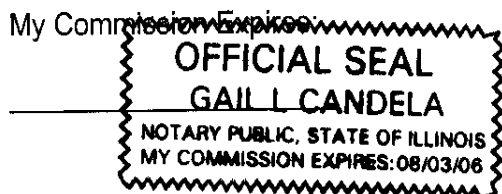
STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000076317	REAL ESTATE TRANSFER TAX
	AUG. 28. 04		00035.00
	REVENUE STAMP		FP 102802

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Jeffrey B. Gelman, Manager of 400 WEST ONTARIO, L.L.C.**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 14th day of July, 2004.


 Notary Public



CITY TAX	CITY OF CHICAGO	# 0000014909	REAL ESTATE TRANSFER TAX
	AUG. 28. 04		00525.00
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 102805

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EXHIBIT "A"

Parking Space P-314 and P-315 in 400 West Ontario Condominium as delineated on a survey of the following described tract of land:

Parcel 1:

Lots 8 thru 14 both inclusive in Young's subdivision of part of Kingsbury tract in the East half of the Northwest quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The East 235 feet of that part of the 9 foot private alley lying North of and adjoining Lots 1 to 10 in Young's subdivision of part of the Kingsbury tract in the East half of the Northwest quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

The East 235 feet of the South 9 feet of Lots 1 and 2 in Assessor's Division of part (South of Erie Street and East of Chicago River) of the East half of the Northwest quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

The South half of the 18 foot alley lying North of and adjoining lot 9 and lying between the East and West lines of said Lot 9 extended North, in Block 11 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5:

The West 135 feet of the East 370 feet of South 9 feet of Lots 1, 2 and 3 in Assessor's Division of part (South of Erie Street and East of Chicago River) of the East half of the Northwest quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 6:

The West 135 feet of the East 370 feet of that part of the 9 foot private alley lying North of and adjoining lots 1 to 15 in Young's Subdivision of part of the Kingsbury tract in the East half of the Northwest quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as exhibit "A" to the Declaration of Condominium recorded December 29, 1999 as Document number 09202758, as amended from time to time, together with its undivided percentage interest in the common elements.