

UNOFFICIAL COPY



Doc#: 0424701231
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/03/2004 12:25 PM Pg: 1 of 4

STCIL# 391134
182

SPECIAL WARRANTY DEED

This indenture, made this 18th day of August, 2004, between William E. Warman, a married man, Grantor, and Larry Huggins, of 300 E. 18th Street, Chicago, Illinois, Grantee WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollar (\$10.00) and good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and to his heirs and assigns, FOREVER, all the following real estate situated in Cook County, Illinois which is commonly and known and described as follows:

The property is legally described in Exhibit A, attached hereto.

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 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, their heirs and assigns forever.

GRANTOR WARRANTS THAT THE SUBJECT PROPERTY IS NOT HIS LEGAL MARITAL RESIDENCE AND DOES NOT CREATE HOMESTED RIGHTS.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 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:

- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;

UNOFFICIAL COPY

- (d) The Declaration of Condominium Ownership for the Prairie District Townhomes (the "Declaration"); including all Exhibits thereto, as amended from time to time;
- (e) The Illinois Condominium Property act;
- (f) The Plat attached as an Exhibit to the Declaration;
- (g) Applicable zoning and building laws and ordinances;
- (h) Roads and highways, if any;
- (i) Unrecorded public utility easements, if any;
- (j) Grantee's mortgage, if any;
- (k) Plats of dedication and covenants thereof; and
- (l) Acts done or suffered by Grantee, or anyone claiming under Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Managing Member the day and year first above written.

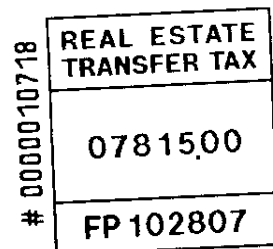
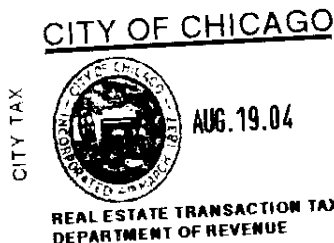
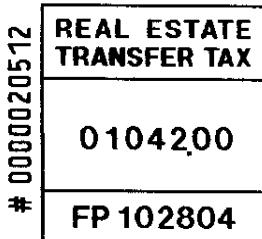
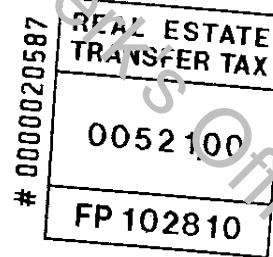
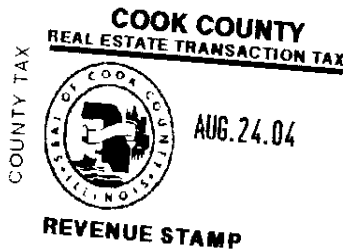


 William E. Warman

Prepared by: Murray J. Lewison
 Johnson and Colmar
 300 S. Wacker Drive – Suite 1000
 Chicago, Illinois 60606

After Recording
Mail to:

Send Subsequent
Tax Bills to:

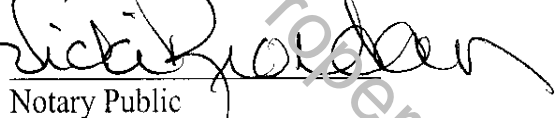


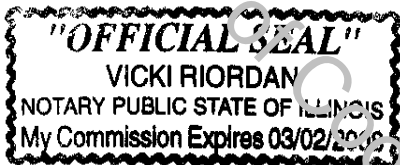
UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that William E. Warman personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 18th day of August, 2004.


Notary Public



Property
Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Lot 9 in Prairie District Townhomes Resubdivision Phase 1A, being a subdivision of part of the Southwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded April 4, 2003 as document number 0030491211, in Cook County, Illinois.

Common Address: 300 E. 18th Street, Chicago, IL
PIN: 17-22-304-018

Property of Cook County Clerk's Office