

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 26th day of August 2004, between WYDOE DEVELOPMENT, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and **Noman Junejo** ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, 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 described as follows, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof

Permanent Real Estate Numbers for Condominium: 17-15 304-046- 1140, 1128, 1111

Address(es) of real estate: **Unit 1310 C** at the Burnham Park Plaza Condominium 40 East 9th Street, Chicago, Illinois 60605

AFTER RECORDING RETURN TO BUYER:

Noman Junejo
40 East 9th Street - Unit 1310C
Chicago, Illinois 60605

MAIL REAL ESTATE TAX BILLS TO:

Noman Junejo
40 East 9th Street - Unit 1310C
Chicago, Illinois 60605



Doc#: **0424739135**
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 09/03/2004 02:58 PM Pg: 1 of 5

REAL ESTATE TRANSFER TAX	0360000	FP 102805
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8609100000 #

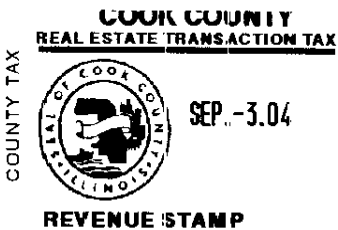
CITY OF CHICAGO



CITY TAX

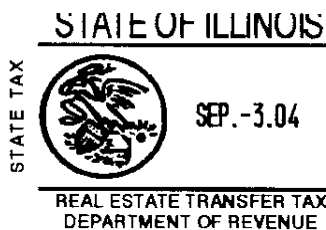
SEP.-3.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



0000076678

REAL ESTATE TRANSFER TAX	0024000	FP 102802
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0000076480

REAL ESTATE TRANSFER TAX	0048000	FP 102808
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BOX 522

Wolcott 824 3340 CTIC JMK

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Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the property described herein, the rights and easements for the benefit of said property set forth in the Burnham Park Plaza Declaration of Covenants, Conditions, Restrictions and Easements recorded February 28, 2000 (the "Declaration"), 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 through the provisions of said Declaration were recited and stipulated at length herein.

Any Tenant of the Unit(s) being conveyed has either failed to exercise the right of first refusal to purchase the Unit(s), waived any such right, or has no such right.

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, his/her/their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 incumbered 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 the items listed in Paragraph 11 of the Condominium Purchase Agreement between the Grantor and the Grantee.

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

WYDOE DEVELOPMENT, L.L.C., an Illinois
limited liability company

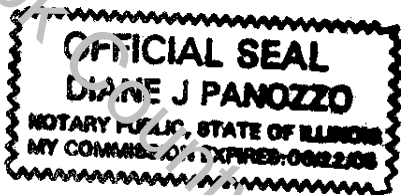
By: Wesley Chuteau
Its: Mey

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, DIANE J PANOZZO, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WAYNE CHEATOW, personally known to me to be of WYDOE Development, L.L.C., an Illinois limited liability company, 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 acknowledged that as such Manager he signed and delivered the said instrument his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Diane J Panozzo
Notary Public



Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: **UNIT 1310 C** IN THE BURNHAM PARK PLAZA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF SUB LOTS 1 AND 2 OF LOT 5 AND SUB LOTS 1 AND 2 OF LOT 8 AND LOT 9 (EXCEPT THE WEST 15 FEET THEREOF) ALL IN BLOCK 18 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT " F " TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~ 00144975 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS GRANTED AND SET FORTH IN THE BURNHAM PARK PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED ~February 28, 2000 AS DOCUMENT NUMBER ~ 00144974.

*Also Parcel #2 & Parcel 3
both of which are
attached.*

Cook County Clerk's Office

UNOFFICIAL COPY**STREET ADDRESS:** 40 E. 9TH STREET UNIT 1310C**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-15-304-046-1140**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT 1310C IN THE BURNHAM PARK PLAZA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF SUB LOTS 1 AND 2 OF LOT 5 AND SUB LOTS 1 AND 2 OF LOT 8 AND LOT 9 (EXCEPT THE WEST 15 FEET THEREOF) ALL IN BLOCK 18 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00144975 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PARKING EASEMENT FOR THE BENEFIT OF PARCEL 1 DATED FEBRUARY 16, 2000 AND RECORDED FEBRUARY 28, 2000 AS DOCUMENT 00144353 MADE BY LASALLE BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO TRUST AGREEMENT DATED NOVEMBER 15, 1985 AND KNOWN AS TRUST NUMBER 110552 IN FAVOR OF WYDOE DEVELOPMENT, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY.

PARCEL 3:

SUB LOTS 1 AND 2 OF LOT 1 (EXCEPT THE NORTH 40.00 FEET THEREOF) AND SUB LOTS 1 AND 2 OF LOT 4 ALL IN BLOCK 18 IN CANAL TRUSTEES ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.