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Doc#: 0428129137
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/07/2004 08:38 AM Pg: 1 of 4

NORAB

This instrument was prepared by:
David G. Spak, Esq.
Two Northfield Plaza, Suite 340
Northfield, Illinois 60093

Send subsequent tax bills to:
Harold & Shea Lichtenstein
2435 West Bradley Place
Chicago, Illinois 60618

After recording return to:
Joseph P. Mulhern, Esq.
221 North LaSalle, Suite 2200
Chicago, Illinois 60601

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19th day of July, 2004 between **Centrum Bradley Place, 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, party of the first part, and **Harold Lichtenstein and Shea M Lichtenstein, husband and wife, not as tenants in common or as joint tenants, but as Tenants by the Entirety**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managing Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns FOREVER, all the following, described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances therunto 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 part, either in law or in 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, his heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Easements, Restrictions and Covenants for Bradley Place Homeowners Association recorded in the Office of the Cook County Recorder of Deeds, and party of the first part 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.

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UNOFFICIAL COPY**STREET ADDRESS:** 2435 W. BRADLEY PLACE

UNIT 11

CITY: CHICAGO**COUNTY:** COOK**TAX NUMBER:** 13-24-211-011-0000**LEGAL DESCRIPTION:**

PARCEL 1:

LOT 11 IN BODINE, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF BLOCK 11 LYING EAST OF A LINE 25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 11 AND SOUTH OF A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 11, IN KINZIE'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR WATER MAINS, SEWER LINES AND STORM SEWER LINES, AS CREATED BY GRANT OF EASEMENT DATED AUGUST 31, 2001 AND RECORDED SEPTEMBER 7, 2001 AS DOCUMENT 0010852468 BY AND BETWEEN WEST BRADLEY OWNER, L.L.C AND THE CITY OF CHICAGO OVER THE PROPERTY DESCRIBED THEREIN AS EXHIBIT "A".

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Exhibit B

Permitted Exceptions

1. General real estate taxes not yet due and payable
2. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable as of the date of this Deed;
3. Applicable zoning, planned unit development and building laws or ordinances;
4. Encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Property as a residence;
5. Terms and provisions of the Declaration of Easements, Restrictions and Covenants for Bradley Place Homeowners Association recorded in the Office of the Cook County Recorder of Deeds on June 25, 2003 as Document No. 0317619176 and all amendments and exhibits thereto;
6. Acts done or suffered by the party of the second part, or anyone claiming, by, through, or under said party of the second part;
7. The party of the second part's mortgage, trust deed, or other security documents; and
8. Liens and other matters as to which the Title Insurer commits to insure the party of the second part against loss or damage

PROPERTY OF COOK COUNTY CLERK'S OFFICE