

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made as of this 10th day of September, 2004, between The Landmark Church, LLC, as GRANTOR, 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 and Michael S. Mork, as GRANTEE(S), WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to the authority given by the Manager of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S) all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

### SEE ATTACHED EXHIBIT A

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 thereon, 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** said premises as above described.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 those exceptions set forth on attached **Exhibit B**.

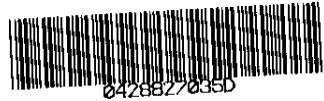
PIN#: 17-06-104-005-0000

Address of Real Estate: 1547 N. Leavitt, Unit 3N, Chicago, Illinois 60622

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Manager the day and year first above written.

**THE LANDMARK CHURCH, LLC,**

By: *Jonathan Wolman*  
Its: Manager Jonathan Wolman



Doc#: 0428827035  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 10/14/2004 10:50 AM Pg: 1 of 4

STOR 04030645/nnnw

PROPERTY OF COOK COUNTY CLERK'S OFFICE

THE ABOVE SPACE FOR RECORDER'S USE ONLY



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EXHIBIT A

UNIT NO. 3N IN THE LANDMARK CHURCH HOMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 56 FEET OF LOTS 4, 5 AND 6, TOGETHER WITH THE 10 FOOT PRIVATE ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 4, 5 AND 6 IN THE SUBDIVISION OF LOTS 33, 34, 35, 36, 37 AND 38 IN BLOCK 2 IN D.S. LEE'S ADDITION TO CHICAGO IN SECTION 6, 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 AS DOCUMENT NUMBER 0322727117, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO USE OF PROPOSED PARKING SPACE P-5 AND STORAGE LOCKER S-1, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0322727117

City of Chicago  
Dept. of Revenue  
355599  
10/13/2004 09:58 Batch 00729 31



Real Estate  
Transfer Stamp  
\$3,450.00

STATE TAX  
STATE OF ILLINOIS  
OCT. 13.04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX  
0046000  
FP 326669

# 0000071243

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
OCT. 13.04  
REVENUE STAMP

REAL ESTATE  
TRANSFER TAX  
0023000  
FP 326670

# 0000142698

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## EXHIBIT B

(a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Landmark Church Homes Condominium, recorded with the Cook County Recorder's Office as Document No. 0322727117 (the "**Declaration**"), and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements which may hereafter be executed by Grantor and any easements which may be established by or implied from the Declaration, or amendments thereto, if any, private alleys and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act; (f) INTENTIONALLY DELETED; (g) INTENTIONALLY DELETED; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (j) general taxes not yet due and payable; (k) installments due after the date hereof of assessments established pursuant to the Declaration; (l) encroachments, if any; and (m) acts done or suffered by Grantee(s) or anyone claiming by, through or under Grantee(s).

Grantor also hereby grants to Grantee(s), its successors and assigns, as rights and easements appurtenant to the herein described real estate, the rights and easements for the benefit of said property set forth in the Declaration, aforesaid, 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.