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0429335053

SPECIAL WARRANTY DEED

Doc#: 0429335053

Eugene "Gene" Moore Fee: \$30.00

Cook County Recorder of Deeds

Date: 10/19/2004 08:24 AM Pg: 1 of 4

THIS INDENTURE, made this 23rd day of April 2004 between RCRDC GROUP, L.L.C., an Illinois 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 JENNIFER E. CHUBE, party of the second part, of The City of Chicago, County of Cook, State of Illinois.

WITNESSETH that party of the first part for and in consideration of the sum of Ten And 00/100 (\$10.00) Dollars and other good and valuable consideration paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of the managing member of the first part, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his 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: and as more fully described in Exhibit A attached hereto:

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, and the reversion(s), remainder(s), rents, issues and profits thereof, and all of the estate, right, title, interest claim or demand whatsoever, of the property of the first part, either in law or equity, of, in and to the attached described premises, with the hereditaments and appurtenances: to HAVE AND TO HOLD the said premises as above described, with appurtenances, unto the party of the second part, her heirs and assigns forever.

The party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to: General real estate taxes for the current year not then due and for subsequent years, easements, covenants, restrictions, agreements conditions and building lines of record; the Illinois Condominium Property Act; The Greystone of Wolcott Condominium Association; terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto: applicable zoning and building laws and ordinances; easements, if any; unrecorded public utility easements, if any; plats of dedication and covenants thereon; drainage ditches, tiles and laterals, if any.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, ROBERT C. RANQUIST, III.

BOX 333

ST5659297 CJC JBS 1all

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STATE OF ILLINOIS
OCT. 11.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

STATE TAX
0000079098

REAL ESTATE TRANSFER TAX
0047000
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 11.04
REVENUE STAMP

COUNTY TAX
0000000000

REORDER ITEM #: TX-1000 LABEL

REAL ESTATE TRANSFER TAX
0023500
FP 102802

AMS POSTAGE METER SYSTEMS

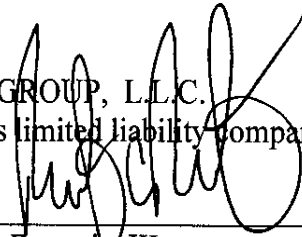
CITY OF CHICAGO
OCT. 11.04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY TAX
0000016562

REAL ESTATE TRANSFER TAX
0352500
FP 102805

UNOFFICIAL COPY

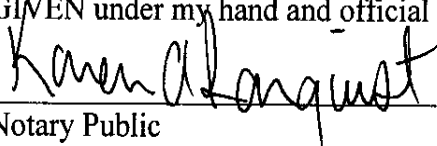
RCRDC GROUP, L.L.C.
an Illinois limited liability company

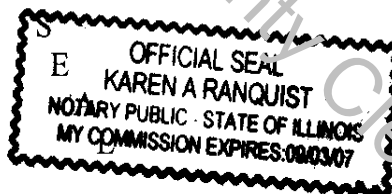
By: 
Robert C. Ranquist III
Its Vice President,

Name and Address of Taxpayer Jennifer E. Chube, 925 N. Wolcott, Unit 102, Chicago, Illinois 60622

STATE OF ILLINOIS)
ss.)
COUNTY OF COOK)

I, KAREN A. RANQUIST a notary public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that ROBERT C. RANQUIST, III is personally known to me to be the Vice President of RCRDC GROUP, L.L.C. Illinois an limited liability company , and whose name is subscribed to the foregoing instrument, appeared before me this day in person. Acknowledged that as such President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of the managing member of said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth. GIVEN under my hand and official seal this 23rd day of April, 2004.


Notary Public
My commission expires



This instrument was prepared by:
Gary M. Adelman
217 W. Washington Street
Round Lake, Illinois 60073

Mail to
Ms Michelle A. Laiss
1530 W. Fullerton Ave.
Chicago, IL. 60614

UNOFFICIAL COPY

CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5059397 UNC

STREET ADDRESS: 925 N. WOLCOTT

CITY: CHICAGO

COUNTY: COOK

UNIT 102 & PU 3

TAX NUMBER: 17-06-423-014-0000

LEGAL DESCRIPTION:

UNIT 102 & PU-2 IN THE GREYSTONE ON WOLCOTT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE

THAT PART OF LOTS 83 THROUGH 89, BOTH INCLUSIVE, TAKEN AS A TRACT, IN THE RESUBDIVISION BY ROBERT BOAKE OF BLOCK 5 OF COCHRAN AND OTHER'S SUBDIVISION OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST OF SAID LOT 83; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 98.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 69.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 89; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 125.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 89; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 84.0 FEET TO A POINT 84.33 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 83; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 25.0 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 14.33 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 100.85 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0410427072 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS