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551268
SPECIAL WARRANTY DEED
INDIVIDUAL TENANCY
ILLINOIS



Doc#: 0429405360
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/20/2004 03:22 PM Pg: 1 of 3

UPON RECORDING MAIL TO:

Tom Scannell
10001 S. WESTERN
CHICAGO ILL 60643

SEND SUBSEQUENT TAX BILLS TO:

John David Minotti
2151 N. Larrabee
Chicago, IL 60614

THIS INDENTURE, made this 24th day of September, 2004, between Oz Park Townhomes & Condominiums, LLC, an Illinois limited liability company, party of the first part and John D. Minotti, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their 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:

2151 N. Larrabee Chicago, IL 60614
Common address

Legal Description:

SEE ATTACHED

SUBJECT TO:

(a) General real estate taxes not yet due and payable; (b) Easements, covenants, conditions, restrictions and building lines of record, including any easement established by or implied from the Declaration of Covenants and Restrictions for Planned Townhome Development, recorded September 17, 1971, as Document Number 21625497 (the "PUD Declaration") or amendments thereto, if any; (c) Applicable zoning and building laws or ordinances; (d) Encroachments, if any; (e) Acts done or suffered by Purchaser; and (f) the PUD Declaration, together with any and all amendments.

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 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, its heirs and assigns forever.

Grantor also hereby grants to the grantee, 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 planned townhome development, 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.

And 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, 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 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 FOREVER DEFEND.

BKM

BOX 15

TICOR TITLE INSURANCE

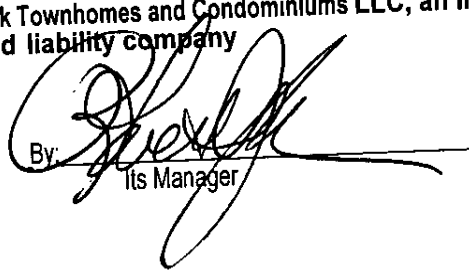
UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first written above.

Permanent Real Estate Index Numbers:
14-33-121-058

Oz Park Townhomes and Condominiums LLC, an Illinois limited liability company

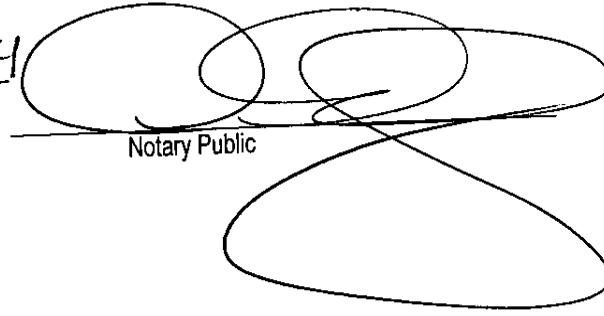
Dated this 4 day of Oct., 2004

By: 
Its Manager

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert J. Kroupa, personally known to me to be the Manager of Oz Park Townhomes & Condominiums LLC, an Illinois limited liability company, and 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 he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

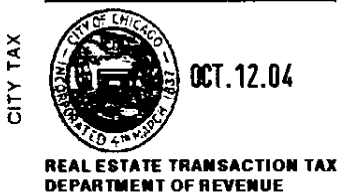
Given under my hand and official seal, this 4 day Oct, 2004


Notary Public

Commission Expires: _____, 20____

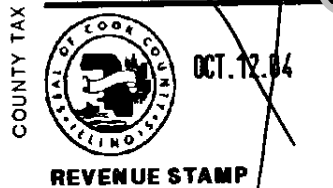


CITY OF CHICAGO



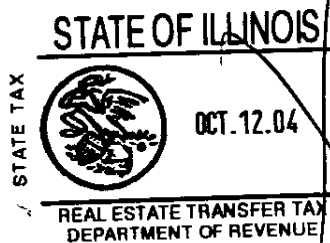
REAL ESTATE TRANSFER TAX
02775.00
FP 102803

COOK COUNTY REAL ESTATE TRANSACTION TAX



REAL ESTATE TRANSFER TAX
00185.00
FP326707

This instrument prepared by: Elka Geller Nelson & Associates LLC, 20 North Clark St., Suite 550, Chicago IL 60602



REAL ESTATE TRANSFER TAX
00370.00
FP 102809

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000551268 CH
STREET ADDRESS: 2151 N. LARRABEE ST.
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 14-33-121-058-0000

LEGAL DESCRIPTION:**PARCEL 1:**

A PARCEL OF LAND BEING A PART OF THE FOLLOWING DESCRIBED TRACT:

LOTS 1 THROUGH 15, 40 THROUGH 45 AND THAT PART OF LOTS 16 THROUGH 21 LYING NORTH OF THE SOUTH LINE OF SAID LOT 40 EXTENDED EAST, ALL IN W. E. DOGGETT'S SUBDIVISION OF BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL OF THE VACATED ALLEY LYING NORTHEASTERLY OF AND ADJOINING LOTS 40 THROUGH 45, BOUNDED ON THE WEST BY THE EAST LINE OF NORTH LARRABEE STREET AND ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 40 EXTENDED EAST, ALL IN W. E. DOGGETT'S SUBDIVISION OF BLOCK 23, AFORESAID, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT, 53.83 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO THE NORTHEASTERLY LINE OF SAID TRACT, 20.42 FEET; THENCE NORTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID TRACT, 38.27 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, 28.98 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS, AND AS SHOWN ON PLAT ATTACHED THERETO, DATED AUGUST 10, 1971 AND RECORDED SEPTEMBER 17, 1971 AS DOCUMENT NO. 21625497 AND FILED AS DOCUMENT NO. LR2581839 AND CREATED BY DEED FROM WALPOLE POINT ASSOCIATES L.L.C. ET AL TO OZ PARK TOWNHOMES AND CONDOMINIUM- LLC RECORDED APRIL 13, 2004 AS DOCUMENT NOS. 0410441252 THROUGH 0410441259, BOTH INCLUSIVE.