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Doc#: 0430235189
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 10/28/2004 11:26 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Prepared by and
when recorded return to:

Howard J. Powers II, Esq.
P.O. Box 87655
Chicago, IL 60680

Mail tax bills to:

Owner of Record
PO Box 87655
Chicago, IL 60680

For the consideration of Ten Dollars (\$10.00) and other valuable considerations, DAVID M. EMERY, a single man ("Grantor") conveys and warrants to ARDEN S. WEITZMAN and HOWARD J. POWERS II, a married couple, as Tenants By The Entirety ("Grantee") the following real property situated in Cook County Illinois, together with all rights and privileges appurtenant thereto:

Parcel 1

Unit P-140 in the Riverview Condominium as delineated on a survey of the following described real estate:

Certain parts of Block 14, (except the North 6.50 feet thereof, dedicated to the City of Chicago for sidewalk purposes per document 8762094) in Cityfront Center, being a resubdivision in the North Fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached to the Declaration of Condominium recorded as document 00595371, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2

A non-exclusive easement for the benefit of Parcel 1 for ingress and egress, use and enjoyment, upon the land described and defined in the Declaration recorded August 4, 2000 as Document 00593570.

Parcel 1 and Parcel 2 collectively referred to herein as "Property"
Parking Space P-140, 445 E. North Water Street, Chicago, IL 60611
PIN: 17-10-221-079-1239

To have and to hold said Property, subject only to: covenants, conditions, and restrictions of record; public utility easements; special governmental taxes or assessments not yet completed;

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Special Warranty Deed
Parking Space P-140, 445 E. North Water Street, Chicago, IL 60611
PIN: 17-10-221-079-1239
Page 2 of 2

unconfirmed special governmental taxes or assessments; current real estate taxes and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose. And Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of Grantor herein and none other, subject to the matters set forth above. In addition, Grantor hereby waives any homestead exemption.

Dated this 4th day of October 2004.


DAVID M. EMERY

STATE OF ILLINOIS

County of Cook

The foregoing instrument was acknowledged before me this 4th day of October 2004.


Notary Public

My commission expires:

