

UNOFFICIAL COPY



SPECIAL
WARRANTY
DEED

Doc#: 0430702497
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 11/02/2004 02:00 PM Pg: 1 of 4

120
TH
MCM
8217924
5262128

Property of Cook County Clerk's Office

The above space reserved for Recorder's use only.

THIS INDENTURE, made September 21, 2004 between **2901 NORTH CLYBOURN CORP.**, an Illinois corporation, located at 4252 N. Cicero, Chicago, IL 60618, duly authorized to transact business in the State of Illinois, party of the first part, and Matthew T. Matzl, and individual, 104 S. Staffire Dr., Schaumburg, IL 60193, 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 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does 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 real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

4
D

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 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/her/their heirs and assigns forever.

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, his/her/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 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 listed on Exhibit A attached hereto.

BOX 333-CT

UNOFFICIAL COPY

331961
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 250.00

6073
 Cook County
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 STAMP NOV 1 '04
 P.B. H427
 125.00

146827
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 NOV 1 '04
 P.B. 11193
 937.50

146826
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 NOV 1 '04
 P.B. 11193
 937.50

UNOFFICIAL COPY**EXHIBIT A**

UNIT 302 AND P51-3 IN THE 2951 NORTH CLYBOURN AT WELBOURN ROW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS AND PARTS OF LOTS AND THE VACATED PUBLIC ALLEY ADJACENT TO LOT 29 IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF LOT 14 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0423010039, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other townhouse documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/their 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 Condominium, aforesaid, and the 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.

Common Address: 2951 N. Clybourn
Chicago, Illinois 60618
Unit 302 and Parking P51-3

Permanent Index Numbers: 2933 Clybourn PINs
14-30-119-017-0000
~~14-30-119-018-0000~~
~~14-30-119-019-0000~~
2935 Clybourn PINs
14-30-119-015-0000
14-30-119-016-0000
2951 Clybourn PINs
14-30-119-010-0000
14-30-119-011-0000
14-30-119-012-0000
14-30-119-013-0000
14-30-119-014-0000