

UNOFFICIAL COPY



0432402223

Doc#: 0432402223
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/19/2004 09:28 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

Property of Cook County Clerk's Office

The above space reserved for Recorder's use only.

THIS INDENTURE, made, August 2, 2004 between **4500 WEST BELMONT DEVELOPMENT, an Illinois Corporation** duly authorized to transact business in the State of Illinois, party of the first part, and Todd Fujimoto, and individual, 2222 W. Diversey Ave. #203, Chicago, IL, 60647, 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.

Together with all and singular the hereditaments and appurtenances thereto 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.

0960
821 7596 No Party
1552 148

3
D

CITY OF CHICAGO



NOV. 18.04

REAL ESTATE TRANSACTION TAX

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 02430.00 |
| # 000007773 |
| FD-100000- |

BOX 333-CTI

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IN WITNESS WHEREOF, said party of the first part has caused the seal of its authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

4500 WEST BELMONT DEVELOPMENT, an Illinois Corporation

By: _____

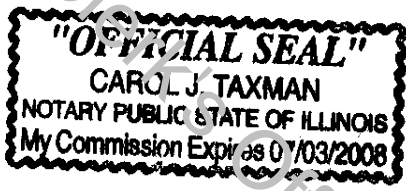
Name: David J. Dubin, President

STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

I, Carol J. Taxman, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the President of **4500 WEST BELMONT DEVELOPMENT, an Illinois Corporation** 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 as such President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of **4500 WEST BELMONT DEVELOPMENT, an Illinois Corporation**, as his free and voluntary act, and the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, August 2 2004

Carol J. Taxman

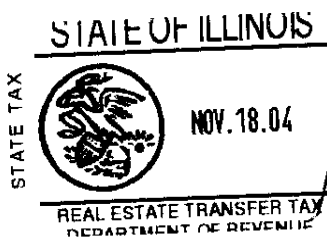


Notary Public, State of Illinois
My Commission Expires: _____

This instrument was prepared by: Carol J. Taxman, Ltd., 9636 Lawler, Suite 1B, Skokie, IL 60077

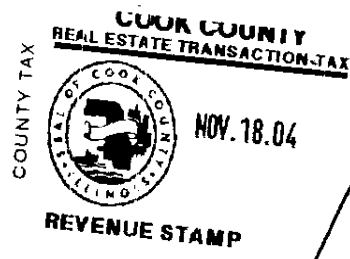
MAIL TO: 4516 W. Belmont, Chicago, IL 60641

SEND SUBSEQUENT TAX BILLS TO: Todd H. Fujimoto, 4516 W. Belmont, Chicago, IL 60641



0000080895

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0032400 |
| FP 102808 |



0000081007

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0016200 |
| FP 102802 |

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EXHIBIT A

Parcel 1: Lot 110 in Kilbourn Court Townhomes Subdivision, being a subdivision of part of the Southwest Quarter of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian, In Cook County, Illinois.

Also legally described as:

That part of the South 10 acres of the West ½ of the East ½ of the Southwest ¼ (except the West 410 feet and except the East 33 feet thereof taken for a street and except the North 133 feet thereof and except the South 33 feet taken for Belmont Avenue thereof) in Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, also the East 100 feet of the West 410 feet of the South 10 acres of the West ½ of the East ½ of the Southwest ¼ (except the South 33 feet thereof taken for Belmont Avenue), in said Section 22, bounded and described as follows: Commencing at the intersection of the North line of West Belmont Avenue, said North line being 33 feet North of the South line of said Southwest ¼ of Section 22 and the West line of North Kilbourn Avenue, said West line being 33 feet West of the East line of West ½ of the East ½ of the Southwest ¼ of said Section 22; thence North 90°00'00" West, along the North line of said West Belmont Avenue, 174.59 feet to the point of beginning; Thence North 90°00'00" West, 19.25 feet; thence North 00°10'17" West, 50.68 feet, thence North 89°49'43" East, 19.25 feet; thence South 00°10'17" East, 50.74 feet to the point of beginning.

Parcel 2: Non-exclusive easement for the benefit of Parcel 1 for ingress, egress, utilities, use, enjoyment and encroachments as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for The Kilbourn Court Townhomes, recorded as Document Number 0418832056, as amended from time to time.

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, 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: 4516 W. Belmont
Chicago, Illinois 60641

Permanent Index Numbers: 13-22-321-006-0000; 13-22-321-009-0000