

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 0432908038  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 11/24/2004 09:54 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH,

That the Grantor, **HAWTHORNE PLACE LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

(Reserved for Recorders Use Only)

for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Manager of said limited liability company, covenants to warrant and defend said real estate against the lawful claims of persons claiming by, through, or under it and hereby GRANTS, BARGAINS, SELLS and CONVEYS to **ELINOR L. PEARLSTEIN and MARK D. PEARLSTEIN** (collectively, "Grantee"), whose address is:

1350 N Lake Shore Drive #405, Chicago, Illinois 60610

not in tenancy in common but as **JOINT TENANTS**, the following described real estate, situated in the City of Chicago, County of Cook to wit:

**PARCEL 1:** Unit No. 2906 in 525 Hawthorne Place Condominium, as delineated on a survey of the following parcel of real estate:

The Northerly 107.60 feet of the Easterly 160 feet of the Westerly 200 feet of Lot 26 in McConnell's Subdivision in Block 16 in Hundley's Subdivision of Lots 7 to 21 inclusive and 33 to 37 inclusive in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

which survey is attached as an exhibit to the Declaration of Condominium recorded as Document Number 0021232465, together with its undivided percentage interest in the common elements.

**PARCEL 2:**

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 Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

Permanent Index Number (PIN):  
Address of Real Estate:

14-21-307-057-1214  
525 Hawthorne Place, Unit 2906 Chicago, Illinois 60657

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Case# 04-13973DZ  
ASA

4

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City of Chicago  
 Dept. of Revenue  
 358341  
 11/08/2004 13:09 Batch 02213 23



Real Estate  
 Transfer Stamp  
 \$1,848.75

COUNTY TAX  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 NOV. -8.04  
 REVENUE STAMP



REAL ESTATE TRANSFER TAX	0012325	FP326679
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# 0000144658

STATE TAX  
 STATE OF ILLINOIS  
 NOV. -8.04



REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	0024650	FP326669
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# 0000072352

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SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; (b) applicable zoning and building laws and ordinances; (c) covenants and restrictions of record; (d) Declaration of Reciprocal Easements dated march 30, 1979 recorded as Document No. 24937229; (e) Easement Agreement recorded as Document No. 0021017513; (f) matters disclosed by Plat of Survey dated July 30, 2001, Job No. 70273, made by Mid America Survey Company and as disclosed by Zarko Sekerez & Associates, Inc. Plat of survey dated August 14<sup>th</sup> 2001 order no. 111182; (g) the Condominium Property Act of Illinois, the Condominium Ordinance of the Chicago Municipal Code, and the Declaration of Condominium recorded as Document No. 0021232465 and any amendments thereto, heretofore and hereafter recorded; (h) installments due after Closing of assessments thereto fore and hereafter established and/or levied pursuant to the Declaration, all of which assessments the Grantee agrees to pay; (i) any other matter over which Lawyers Title Insurance Corporation commits to insure by endorsement, policy modification or otherwise; (j) acts of the Grantee; (k) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (l) easements recorded at any time prior to closing; (m) utility easements whether recorded or unrecorded; and (n) any plat of subdivision affecting the Parcel.

**THE TENANT OF UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL**

PROPERTY OF Cook County Clerk's Office

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IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal this 22 day of Oct, 2004.

**HAWTHORNE PLACE, LLC**  
an Illinois limited liability company

By: [Signature]  
Name: Ganesan Visvabharathy  
Its: Manager

State of Illinois )  
) ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Ganesan Visvabharathy as Manager of **Hawthorne Place, LLC**, an Illinois limited liability company, personally known to be to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of said limited liability company, for the uses and purposes herein set forth.

GIVEN under my hand and official seal, this 22 day of Oct 2004

Commission expires



[Signature]  
Notary Public

This instrument prepared by:

Daniel Seltzer, Attorney at Law, 1010 Lake Street, Suite 424, Oak Park, IL 60301

For Recording Mail to:

[Signature]  
Mack Pearlstein  
Leventfeld & Pearlstein  
2 N LaSalle St #1300  
Chicago, IL 60602

Send Subsequent Tax Bills to:

[Signature]  
Elinor Pearlstein  
525 Hawthorne Pl # 2106  
Chicago, IL 60657