

# UNOFFICIAL COPY



Doc#: 0433441159  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 11/29/2004 03:51 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED

① GNT # 04-0885

*The above space reserved for Recorder's use only.*

**THIS INDENTURE**, made, November 24, 2004 between 744 N. Clark St., LLC, a limited liability company duly authorized to transact business in the State of Illinois, party of the first part, and Prमित Patel and Malini Patel, husband and wife, as Tenants by the Entirety and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, 100 W. Chestnut St., Chicago, IL, 60610, 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 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.

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authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

744 N. Clark St. LLC, an Illinois limited liability company  
BY: Metropolitan Development Enterprises, Inc. an Illinois corporation  
ITS: Manager

BY: Paul Hardej, its President

STATE OF ILLINOIS )  
) SS )  
COUNTY OF COOK )

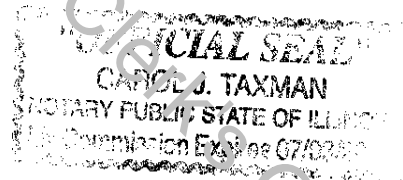
City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
360549 \$3,600.00  
11/29/2004 15:26 Batch 05080 62



I, Carol J. Taxman, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Hardej, personally known to me to be the President of Metropolitan Development Enterprises, Inc. an Illinois corporation and manager of 744 N. Clark St. 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 as such President, he signed and delivered the said instrument pursuant to authority, given by the authorized Manager of 744 N. Clark St. LLC, an Illinois limited liability company, as his free and voluntary act, and 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, November 21 2004

Carol J. Taxman



Notary Public, State of Illinois  
My Commission Expires: July 3, 2008

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

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO: Pramit Patel, 744 N. Clark St., Unit 405 and Parking P-36 Chicago, IL 60605

Jay Scott Nelson  
5757 N. Lincoln Ave., Suite 20  
Chicago, IL 60659-4720

STATE TAX	STATE OF ILLINOIS	# 0000073458	REAL ESTATE TRANSFER TAX
	NOV. 29.04		0048000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326669

COUNTY TAX	COOK COUNTY	# 0000146261	REAL ESTATE TRANSFER TAX
	NOV. 29.04		0024000
	REAL ESTATE TRANSACTION TAX		FP326670

**UNOFFICIAL COPY**EXHIBIT A

**PARCEL 1**  
 UNIT 405 AND PARKING SPACE 36 IN ROYALLE CONDOMINIUMS AS DELINEATED ON A PLAT SURVEY  
 OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 OF THE 744 N. CLARK SUBDIVISION BEING A SUBDIVISION IN THE EAST HALF OF THE  
 NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 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 0330931116, TOGETHER WITH ITS UNDIVIDED  
 PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**  
 EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET  
 FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND  
 EASEMENTS RECORDED AS DOCUMENT NUMBER 0330931115.

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 condominium 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 Guaranty National 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:** Unit 405 and Parking P-36  
 744 N. Clark St.  
 Chicago, Illinois 60605 60610 (CJT)

**Permanent Index Numbers:** 17-09-204-015-0000;  
 17-09-204-016-0000;  
 17-09-204-017-0000