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Doc#: 0433432080
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 11/29/2004 03:36 PM Pg: 1 of 5

SPECIAL WARRANTY
DEED
TENANCY BY THE ENTIRETY

GRANTOR, PAULINA VENTURE I, LLC, an Illinois limited liability company, having its principal place of business at 900 N. North Branch, Chicago, Illinois 60622, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby

REMISE, RELEASE, ALIEN AND CONVEY to the grantee(s),

S. A.

ROBERT TIERNEY AND AMY TIERNEY, his wife, 1910 W. Armitage, #2W, Chicago, Illinois, the following described real estate, to wit (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Nos: **14-30-223-135-0000**
Commonly Known As: **1707 W. Surf, Chicago, Illinois**

TO HAVE AND TO HOLD said premises as husband and wife, NOT in Tenancy in Common NOR as Joint Tenants, but as TENANTS BY THE ENTIRETY, forever.

SUBJECT TO: (1) General real estate taxes for 2004 and subsequent years; (2) Limitations and conditions imposed by the Illinois Condominium Property Act; (3) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded May 25, 2004 as Document No. 0414632080, as amended from time to time; (4) Applicable zoning and building laws and ordinances and other ordinances of record; (5) Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) Utility Easements, if any, whether recorded or unrecorded; (7) Covenants, conditions, restrictions easements and agreements of record; and (8) Liens and other matters of title over which the Title Company is willing to insure without cost to Grantee, provided none of the foregoing materially adversely affect Grantee's use of the Property as a condominium residence.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described Property, 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 said Declaration for the benefit of the remaining property described therein.

Box 333

8247345 DZMM

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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.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee(s), 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 FOREVER DEFEND.

Notwithstanding anything contained herein, Grantor hereby reserves the right to record against the Property that certain Plat of Columbia Place Subdivision. With respect to the Property, all future owners (including Grantee), mortgagees, lessees, and other persons possessing an interest in all or any portion of the Property shall possess such an interest subject to (i) Grantor's rights set forth in the preceding sentence and (ii) the rights and provisions of that certain Plat of Columbia Place Subdivision. Furthermore, with respect to the Property, all future owners (including Grantee), mortgagees, lessees, and other persons possessing an interest in all or any portion of the Property, by accepting such an interest in all or any portion of the Property, hereby (a) acknowledge, give consent to, and authorize Grantor to execute and record the said Plat of Subdivision against the Property and (b) grant unto Grantor the necessary power and authority to execute and record said Plat of Subdivision against the Property.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the 29th day of November, 2004


PAULINA VENTURE I, LLC
an Illinois limited liability company

By: 
James D. Letchinger, its Manager


City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
360548 \$5,212.50
11/29/2004 15:25 Batch 06290 95



POSTAGE METER SYSTEMS

STATE TAX
STATE OF ILLINOIS

NOV. 29.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000073454
REAL ESTATE
TRANSFER TAX
00695.00
FP326669

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

NOV. 29.04
REVENUE STAMP

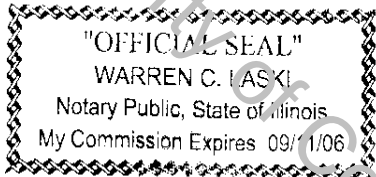
000146257
REAL ESTATE
TRANSFER TAX
00347.50
FP326670

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that James D. Letchinger, the Manager of Paulina Venture I, LLC, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notary seal this 29th day of November, 2004.



Warren C. Laski

 Notary Public

Prepared By: WARREN C. LASKI, ESQ., 1438 W. Altgeld, Chicago, Illinois 60614
 Tax Bill To: ROBERT TIERNEY, 1707 W. Surf. Chicago, Illinois 60657
 Return To: EDWARD J. AUSTIN, ESQ., 25 East Washington, Suite 1501, Chicago, Illinois 60602

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 17 IN THE COLUMBIA PLACE TOWNHOMES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF NORTH PAULINA STREET, 499.52 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 87° 25' 45" WEST 62.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87° 25' 45" EAST 55.46' TO THE EAST LINE OF A 16.00 FOOT PUBLIC ALLEY; THENCE NORTH 00° 36' 45" WEST ALONG SAID EAST LINE 8.00 FEET TO THE NORTHEAST CORNER OF SAID ALLEY; THENCE SOUTH 87° 25' 45" WEST ALONG THE NORTH LINE OF SAID ALLEY 246.14 FEET; THENCE NORTH 00° 36' 45" WEST 205.90 FEET TO A POINT OF CURVE; THENCE NORTHEAST 185.01 FEET ALONG A CURVED LINE CONVEX NORTHWESTERLY HAVING A RADIUS OF 117.01 FEET (SAID CURVED LINE HAVING A CHORD BEARING OF NORTH 44° 41' 01" EAST FOR A DISTANCE OF 166.33 FEET) TO A LINE 60.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF WEST GEORGE STREET; THENCE NORTH 89° 58' 48" EAST ALONG SAID PARALLEL LINE 165.60 FEET; THENCE SOUTH 00° 36' 06" EAST 57.69 FEET; THENCE NORTH 89° 58' 48" EAST 17.68 FEET; THENCE SOUTH 00° 36' 06" EAST 261.02 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS THAT PART OF PROPOSED LOT 19 IN COLUMBIA PLACE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF NORTH PAULINA STREET, 499.52 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 87° 25' 45" WEST 62.61 FEET TO THE POINT OF BEGINNING THENCE CONTINUE SOUTH 87° 25' 45" WEST 55.46 FEET TO A POINT ON THE EAST LINE OF A 16.00 FOOT PUBLIC ALLEY; THENCE NORTH 00° 36' 45" WEST ALONG SAID EAST LINE 8.00 FEET TO THE NORTHEAST CORNER OF SAID ALLEY; THENCE SOUTH 87° 25' 45" WEST ALONG THE NORTH LINE OF SAID ALLEY 246.14 FEET; THENCE NORTH 00° 36' 45" WEST 205.90 FEET TO A POINT OF CURVE; THENCE NORTHEAST 185.01 FEET ALONG A CURVED LINE CONVEX NORTHWESTERLY HAVING A RADIUS OF 117.01 FEET (SAID CURVED LINE HAVING A CHORD BEARING OF NORTH 44° 41' 01" EAST FOR A DISTANCE OF 166.33 FEET) TO A LINE 60.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF WEST GEORGE STREET; THENCE NORTH 89° 58' 48" EAST ALONG SAID PARALLEL LINE 165.60 FEET; THENCE SOUTH 00° 36' 06" EAST 57.69 FEET; THENCE NORTH 89° 58' 48" EAST 17.68 FEET; THENCE SOUTH 00° 36' 06" EAST 261.02 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 25, 2004 AS DOCUMENT 0414632080 AND AMENDED BY FIRST AMENDMENT TO

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CONDOMINIUM DECLARATION RECORDED AUGUST 18, 2004 AS DOCUMENT 0423119099, AND FURTHER AMENDED BY SECOND AMENDMENT TO CONDOMINIUM DECLARATION RECORDED NOVEMBER 9, 2004 AS DOCUMENT 0431444116, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 ABOVE FOR INGRESS AND EGRESS PURSUANT TO DECLARATION RECORDED MARCH 31, 2003 AS DOCUMENT 0030435492 BY PAULINA VENTURE I, LLC.

