

# UNOFFICIAL COPY

SPECIAL  
WARRANTY  
DEED



Doc#: 0433533125  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 11/30/2004 10:47 AM Pg: 1 of 4

Property of Eugene Moore

The above space reserved for Recorder's use only.

**THIS INDENTURE**, made, ~~September~~, 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 Kathryn L. Scanland, and individual, 2243 N. Greenview Unit D, Chicago, IL, 60614, 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.

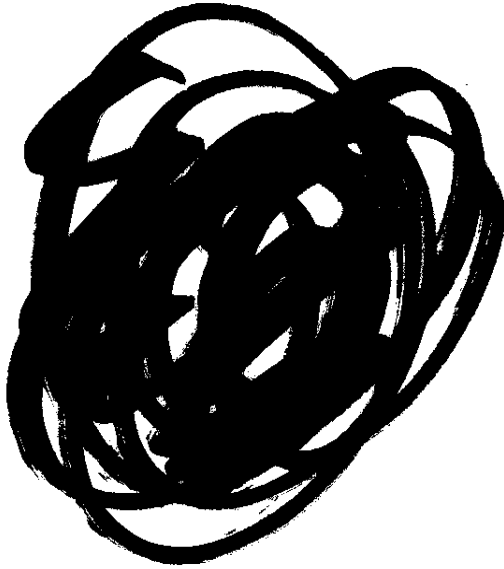
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered 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.

4/2/04

BOX 334 CTI

WJ 04/03  
f 223956 No money

# UNOFFICIAL COPY



Property of Cook County Clerk's Office

\* 1 4 7 6 9 4 \*  
 \* DEPT. OF \*  
 \* REVENUE \*  
 \* NOV 2004 \*  
 \* 999.00 \*  
 \* CITY OF CHICAGO \*  
 \* REAL ESTATE TRANSACTION TAX \*

\* 1 4 7 6 9 5 \*  
 \* DEPT. OF \*  
 \* REVENUE \*  
 \* NOV 2004 \*  
 \* 999.00 \*  
 \* CITY OF CHICAGO \*  
 \* REAL ESTATE TRANSACTION TAX \*

\* 1 4 7 6 9 3 \*  
 \* DEPT. OF \*  
 \* REVENUE \*  
 \* NOV 2004 \*  
 \* 814.50 \*  
 \* CITY OF CHICAGO \*  
 \* REAL ESTATE TRANSACTION TAX \*

3 6 1 1 9 2  
 \* REAL ESTATE \*  
 \* TRANSACTION TAX \*  
 \* 187.50 \*  
 \* COOK COUNTY \*

3 3 3 1 0 5  
 \* STATE OF ILLINOIS \*  
 \* REAL ESTATE TRANSFER TAX \*  
 \* 375.00 \*  
 \* DEPT. OF \*  
 \* REVENUE \*  
 \* NOV 2004 \*

**UNOFFICIAL COPY****EXHIBIT A****PARCEL 1:**

UNIT 604 AND P-32 IN THE ROYALLE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS IN THE 744 N. CLARK SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 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 0330931116, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**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 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:**

Unit 604 and Parking p-32 744 N. Clark St.  
Chicago, Illinois 60610

**Permanent Index Numbers:**

17-09-204-015-0000;  
17-09-204-016-0000;  
17-09-204-017-0000

