

# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

No. 803  
November 1994

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



Doc#: 0433702058  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/02/2004 08:40 AM Pg: 1 of 3

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THIS AGREEMENT, made this 24<sup>th</sup> day of NOVEMBER, 2004, between JENNY BUILDERS, INC.

a corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS, party of the first part, and NOREEN HANSON 1130 S. MICHIGAN, CHICAGO, IL 60605

(Name and Address of Grantee)

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 & valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE LEGAL ATTACHED TO AND MADE PART OF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise 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, her 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, her 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 incumbered 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:

Permanent Real Estate Number(s): 20-02-102-021 & 20-02-102-035 both affect underlying land

Address(es) of real estate: 3976 S. ELLIS #1S, CHICAGO, IL 60653

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

JENNY BUILDERS, INC.

(Name of Corporation)

By [Signature]

President

Attest: \_\_\_\_\_

Secretary

This instrument was prepared by

WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714

(Name and Address)

BOX 334 CTI

1691  
2004  
24th  
NOVEMBER  
2004  
JENNY BUILDERS, INC.  
ILLINOIS  
ILLINOIS  
NOREEN HANSON  
1130 S. MICHIGAN, CHICAGO, IL 60605  
Directors  
Cook  
SEE LEGAL ATTACHED TO AND MADE PART OF  
20-02-102-021 & 20-02-102-035 both affect underlying land  
3976 S. ELLIS #1S, CHICAGO, IL 60653  
3  
0

# UNOFFICIAL COPY

MAIL TO: Dean Kalama Hawnos  
 (Name)  
1730 W. Carroll Ave  
 (Address)  
Chicago, IL 60612  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Noreen Hanson  
 (Name)  
3976 S. Ellis #15  
 (Address)  
Chicago, IL 60653  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

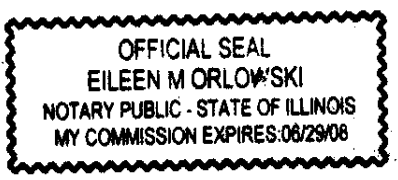
STATE OF ILLINOIS  
 COUNTY OF COOK } ss.

I, Eileen M. Orłowski a Notary Public.

in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that MARKO BOLDUN  
 personally known to me to be the \_\_\_\_\_ President of JENNY BUILDERS, INC.  
 a n Illinois corporation, and \_\_\_\_\_, personally known to me to be the  
 \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose  
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that  
 as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and  
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to  
 authority, given by the Board of Directors of said corporation as their free and voluntary  
 act, and as 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, this 24th day of November 2004.

Eileen M. Orłowski  
 Notary Public  
 Commission expires 6/29/08



333387

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 344.50

Cook County  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP NOV 30 04  
 PR 11427  
 172.25

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE NOV 30 04  
 PR 11155  
 585.75

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE NOV 30 04  
 PR 11193  
 999.00

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE NOV 30 04  
 PR 11193  
 999.00

ADDRESS OF PROPERTY:

GEORGE E. COLE  
LEGAL FORMS

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 1S IN THE 3976 S. ELLIS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTHWESTERLY 60.00 FEET OF THE SOUTHEASTERLY 220.00 FEET OF LOT 4 IN FREER'S SUBDIVISION OF BLOCK 6 OF CLEAVERVILLE, BEING THE NORTH PART OF FRACTIONAL SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 AND THE SOUTH PART OF FRACTIONAL 35, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE SOUTHEASTERLY 88.00 FEET OF LOT 11 IN CLEAVER'S SUBDIVISION OF LOTS 5, 6, 7 AND ALL BUT THE NORTHERLY 10.0 FEET OF LOT 8 IN L.C.P. FREER'S SUBDIVISION OF BLOCK 6 OF CLEAVERVILLE AFORESAID, LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 60.0 FEET OF THE SOUTHEASTERLY 220.0 FEET OF SAID LOT 4 EXTENDED SOUTHWESTERLY IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 31, 2004 AS DOCUMENT NUMBER 0424418114; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P- 6 AS A LIMITED COMMON ELEMENT AS DELINEATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AUGUST 31, 2004 AS DOCUMENT 0424418114.

PIN# 20-02-102-021

20-02-102-035 both affect land and other property

COMMONLY KNOWN AS: 3976 S. ELLIS #1S, CHICAGO, IL 60653

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"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 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."