

551546 UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
INDIVIDUAL TENANCY  
ILLINOIS



UPON RECORDING MAIL TO:

Mark Hellman  
Attorney At Law  
1142 South Michigan  
Chicago, Illinois 60605

Doc#: 0434102217  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/06/2004 09:34 AM Pg: 1 of 3

SEND SUBSEQUENT TAX BILLS TO:

Carol Fong  
2237 North Lincoln Avenue-Unit B2  
Chicago, Illinois 60614

TICOR TITLE INSURANCE

THIS INDENTURE, made this 23<sup>rd</sup> day of September, 2004, between 2235-2245 North Lincoln LLC, an Illinois limited liability company, party of the first part, and Carol Fong party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid, by these presents does GRANT, BARGAIN, SELL, 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 land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

Common address: 2237 North Lincoln Avenue-Unit E2, Chicago, Illinois 60614

Legal Description:

SEE ATTACHED

SUBJECT TO:

(a) General real estate taxes not yet due and payable; (b) Easements, covenants, conditions, restrictions and building lines of record, including any easement established by or implied from the Declaration of Condominium Ownership for Lincoln Park Terrace Condominiums and Declaration of Covenants, Restrictions and Cross-Easements, recorded July 27, 2004 as Document Number 0420945087 (the "Declaration") or amendments thereto, if any; (c) Applicable zoning and building laws or ordinances; (d) Encroachments, if any; (e) Acts done or suffered by Purchaser; (f) Limitations and conditions imposed by the Condominium Property Act of the State of Illinois.

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 in 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 heirs and assigns forever.

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.

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, its 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.

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The tenant of Unit 2237/B2 has waived or has failed to exercise the right of first refusal.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first written above.

Permanent Real Estate Index Numbers:  
14-33-110-007

2235-2245 North Lincoln LLC, an Illinois limited liability company

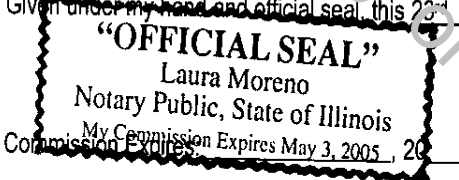
Dated this 23rd day of September, 2004

By Robert T. Buffington  
Its Manager

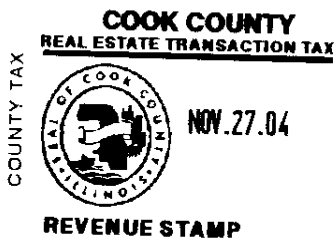
State of Illinois )  
                          )SS  
County of Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert T. Buffington., personally known to me to be the Manager of 2235-2245 North Lincoln 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 he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

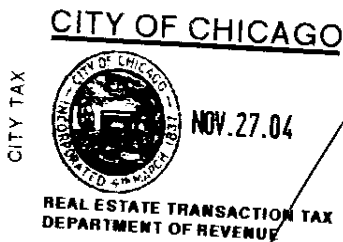
Given under my hand and official seal, this 23rd day September, 2004.



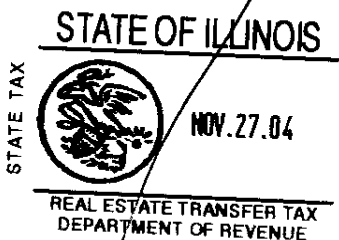
James Houlihan  
Notary Public



REAL ESTATE TRANSFER TAX
0011000
FP326707



REAL ESTATE TRANSFER TAX
0165000
FP 102803



REAL ESTATE TRANSFER TAX
0022000
FP 102809

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## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 000551546 CH  
**STREET ADDRESS:** 2237 N. LINCOLN AVE. UNIT #B-2  
**CITY:** CHICAGO **COUNTY:** COOK COUNTY  
**TAX NUMBER:** 14-33-110-007-0000

**LEGAL DESCRIPTION:**

UNIT NUMBER B-2 IN THE LINCOLN PARK TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 31-34, INCLUSIVE IN BLOCK 11 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0420945087; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office