

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Mail To: ~~BRIAN C. WARNER~~  
5036 N. LOCKWOOD  
UNIT 2  
CHICAGO, IL 60630

Doc#: 0434314221  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 12/08/2004 11:33 AM Pg: 1 of 4

Mail Tax Bills to: Brian Warner  
5036 N. Lockwood,  
Unit 2  
Chicago, IL 60630

This Instrument was Prepared By:  
James P. Pieczonka  
5801 N. Northwest Hwy.  
Chicago, IL 60631

This INDENTURE, made this 12 day of November, 2004, between **THOMAS JAMES BUILDERS, INC.**, an Illinois Corporation and duly authorized to transact business in the State of Illinois as party of the first part, and **BRIAN WARNER** as party of the second part of 5407 N. Linder, Chicago, Illinois for and in consideration of the sum of Ten and no/100 dollars, and other good and valuable consideration, the receipt of which 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 his heirs, successors and/or assigns, FOREVER, all the following described real estate situated in Cook County, Illinois, to wit:

See Legal Description attached hereto as Exhibit "A"

PIN: 13-09-312-029-0000

Common Address: 5036 N. Lockwood, Unit 2, Chicago, Illinois 60630

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and revisions, 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 appurtenances, unto the party of the second part, its heirs, successors and/or assigns forever.

Box 12

SSCG89

TICOR TITLE INSURANCE  
1511 W. BARRY  
CHICAGO, IL 60657

C.  
J.P.P.

(4)  
K.E.

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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, successors and/or 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:

General real estate taxes for the year 2004 and subsequent years; easements, covenants and restrictions and building lines of record; applicable building laws or zoning provided the condominium and the unit are in compliance with the same, acts done or suffered by purchaser.

“Grantor also hereby grants to the Grantee(s), 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.”


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.

THOMAS JAMES BUILDERS, INC.

BY: James P. Pieczonka

  
\_\_\_\_\_  
President

ATTEST:

  
\_\_\_\_\_  
James P. Pieczonka, Secretary



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## EXHIBIT "A"

### Legal Description

#### Parcel 1:

**Unit Number 2 in The 5036 North Lockwood Condominium as delineated on a Survey of the following described tract of land:**

**Lot 12 in Block 17 in the Village of Jefferson, the said lot being situated in the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , South of the Indian Boundary Line of Section 09, Township 40 North, Range 13, East of the Third Principal Meridian, lying West of the Illinois Central Railroad in Cook County, Illinois;**

**which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 04 315 27142, together with its undivided percentage interest in the common elements.**

#### Parcel 2:

**The exclusive right to use Parking Space(s) P-2, and Storage Space S-2, Limited Common Elements as delineated on the Survey attached to the Declaration of Condominium.**

**Commonly Known As: 5036 N. Lockwood, Unit 2, Chicago, Illinois 60630.**

**PIN: 13-09-312-029-0000**

Property of Cook County Clerk's Office