

# UNOFFICIAL COPY

10/24

This instrument was prepared by:

Steven H. Blumenthal  
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191 N. Wacker, Suite 1800, Chicago, IL 60606

Upon recording, mail recorded document to:

Mr. James D. Adinamis  
415 N. LaSalle Street, Suite 500  
Chicago, IL 60610

Upon recording, send subsequent tax bills to:

Rebecca M. Girsch  
2835 N. Lakewood, Unit #3B  
Chicago, IL 60657

## SPECIAL WARRANTY DEED (Corporation to Trust)



Doc#: 0435846058  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 12/23/2004 08:16 AM Pg: 1 of 5

THE ABOVE SPACE FOR  
RECORDER'S USE ONLY

THIS INDENTURE, made this 18<sup>th</sup> day of November, 2004, between **2835 Lakewood Development Corp.**, an Illinois 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, and **Agora Properties, Inc.**, an Illinois 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, as GRANTORS, and **Rebecca M. Girsch**, as GRANTEE, WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, and pursuant to the authority given by the Board of Directors of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit,

SEE ATTACHED EXHIBIT A

PIN#: 14-29-131-004-0000; 14-29-131-005-0000; and 14-29-131-051-0000

Address of Real Estate: 2835 North Lakewood Avenue, Unit 3B and P-14, Chicago, 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 thereon, and all the estate, right, title, interest, claim or demand whatsoever, of GRANTOR, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises as above described.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE, 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 set forth on attached **Exhibit B**.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the right and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of

Lawyers Unit #03308 Case# 04-07516F MML

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Property of Cook County Clerk's Office

City of Chicago  
 Dept. of Revenue  
**361759**  
 12/08/2004 12:33 Batch 02225 13

Real Estate  
 Transfer Stamp  
**\$4,856.25**



REAL ESTATE TRANSFER TAX	0032375
#	FP326670

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 DEC. - 7.04  
**REVENUE STAMP**



REAL ESTATE TRANSFER TAX	0064750
#	FP326669

**STATE OF ILLINOIS**  
 REAL ESTATE TRANSACTION TAX  
 DEC. - 7.04  
**STATE TAX**



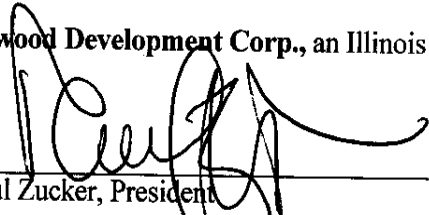
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE

**UNOFFICIAL COPY**

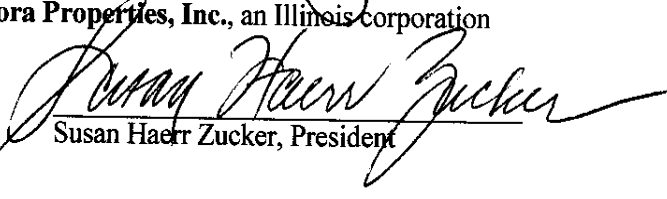
the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions, and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, said GRANTORS have caused their names to be signed by their Presidents the day and year first above written.

2835 Lakewood Development Corp., an Illinois corporation

By:   
Paul Zucker, President

Agora Properties, Inc., an Illinois corporation

By:   
Susan Haerr Zucker, President

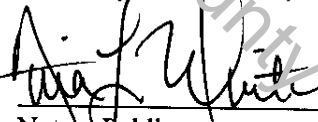


STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Zucker, personally known to me to be the President of 2835 Lakewood Development Corp., 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 as such President he signed, sealed and delivered said instrument as his own 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 18th day of November, 2004.

(S E A L)

  
Notary Public

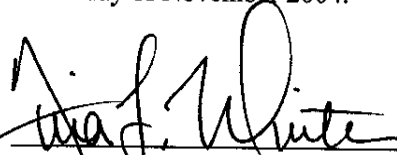
STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan Haerr Zucker, personally known to me to be the President of Agora Properties, Inc., 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 as such President she signed, sealed and delivered said instrument as her own 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 18th day of November 2004.

(S E A L)



  
Notary Public

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EXHIBIT "A"

Property Address: 2835 N. LAKEWOOD  
CHICAGO, IL.

PIN #:	14-29-131-004	14-29-131-005
	14-29-131-023	14-29-131-051

unit numbers 3B and P-14 in The Parkview at 2835 N. Lakewood Condominium as delineated on a survey of the following described parcel of real estate: parts of lots 4, 5, 6, 50, and 49 and vacated alleys in S. E. Gross' Subdivision of block 1 in Subdivision by William Lill and heirs of M. Diversey of the southwest quarter of the northwest quarter of section 29, township 40 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 0418239059, together with said units' undivided percentage interest in the common elements.

Office of Cook County Clerk's Office

CASE NUMBER 04-07516F

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## EXHIBIT B

(a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Parkview at 2835 North Lakewood, a Condominium, recorded with the Cook County Recorder's Office on June 30, 2004 as Document No. 0418239059 (the "**Declaration**"), and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements which may hereafter be executed by Grantor and any easements which may be established by or implied from the Declaration, or amendments thereto, if any, private alleys and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act; ~~(f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed;~~ (j) general taxes not yet due and payable; (k) installments due after the date hereof of assessments established pursuant to the Declaration; (l) possible encroachments from adjoining property; (m) terms, provisions, covenants, and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements recorded with the Cook County Recorder's Office on June 30, 2004 as Document No. 0418239059; and (n) acts done or suffered by Grantee or anyone claiming by, through or under Grantee.

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