

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



THIS INDENTURE WITNESSETH,

That the Grantor, **HAWTHORNE PARKING LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

**Doc#: 0436319103**  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 12/28/2004 01:28 PM Pg: 1 of 3

(Reserved for Recordors Use Only)

for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Manager of said limited liability company, covenants to warrant and defend said real estate against the lawful claims of persons claiming by, through, or under it and hereby **GRANTS, BARGAINS, SELLS and CONVEYS** to **HAI C. NGUYEN AND JAMES E. HALL, III** (collectively, "Grantee"), whose address is:  
525 W. Hawthorne Place, Unit 1802, Chicago, Illinois  
not at tenants in common, but as **JOINT TENANTS**, the following described real estate, situated in the City of Chicago, County of Cook to wit:

### PARCEL 1:

Unit number P-33 in Hawthorne Place Garage Condominium as delineated on a survey of part or parts of the following described parcel of real estate:  
the portion of the following described property which lies below a horizontal plane having an elevation of +30.58 feet Chicago City Datum: the Easterly 160 feet of the Westerly 200 feet of Lot 26 (except the Northerly 107.60 feet thereof), in McConnell's Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 inclusive and Lots 33 to 37 inclusive in Pine Grove in Section 21, 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 June 25, 2004 as Document Number 0417727057, together with said unit's undivided percentage interest in the common elements.

### PARCEL 2:

Easement for ingress and egress as set forth in Easement Agreement between Hawthorne Place, LLC and Hawthorne Parking, LLC dated September 13, 2002 and recorded September 17, 2002 as Document Number 21017513 over the Easterly 25 feet of the Northerly 107.60 feet of the Easterly 160 feet of the Westerly 200 feet of Lot 26 in McConnell's Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 12 inclusive and Lots 33 to 37 inclusive in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number (PIN):  
Address of Real Estate:

14-21-307-056-0000 (underlying property)  
525 Hawthorne Place Garage, Unit P-33 Chicago, Illinois 60657

0436319103 Case# 04-08575BZ

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

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights 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 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.

SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; (b) applicable zoning and building laws and ordinances; (c) covenants and restrictions of record; (d) Declaration of Reciprocal Easements dated March 30, 1979 recorded as Document No. 24937229; (e) Easement Agreement between Hawthorne Place, LLC and Hawthorne Parking, LLC recorded as Document No. 0021017513, and as may be amended from time to time; (f) matters disclosed by the Plat of Survey; (g) the Condominium Property Act of Illinois, the Condominium Ordinance of the Chicago Municipal Code, and the Declaration of Condominium Ownership recorded as Document No. 0417727057, First Amendment to Declaration of Condominium Ownership recorded as Document No. 0430027040, and any amendments thereto, heretofore and hereafter recorded; (h) installments due after Closing of assessments thereto fore and hereafter established and/or levied pursuant to the Declaration, all of which assessments the Grantee agrees to pay; (i) any other matters over which Lawyers Title Insurance Corporation commits to insure by endorsement, policy modification or otherwise; (j) acts of the Grantee.

**THE TENANT OF UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL**

City of Chicago  
 Dept. of Revenue  
 363610  
 12/27/2004 14:57 Batch 03117 75

Real Estate  
 Transfer Stamp  
 \$266.25

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 DEC.28.04  
 REVENUE STAMP

**STATE OF ILLINOIS**  
 REAL ESTATE TRANSFER TAX  
 DEC.28.04  
 DEPARTMENT OF REVENUE

# 8000148646

# 000013848

REAL ESTATE TRANSFER TAX
00017.75
FP326670

REAL ESTATE TRANSFER TAX
00035.50
FP326660

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IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal this 16 day of Dec, 2009.

**HAWTHORNE PARKING, LLC**  
an Illinois limited liability company

By: H. Darsani  
Name: ~~Ganesan Visvabharathy~~ Hema Darsani  
Its: ~~Manager~~ Managing Member

State of Illinois )  
) ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Ganesan Visvabharathy as Manager of **Hawthorne Parking, LLC**, an Illinois limited liability company, personally known to be to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of said limited liability company, for the uses and purposes herein set forth.

GIVEN under my hand and official seal, this 16 day of Dec 2009.

Commission expires 1-2 2010

[Signature]  
Notary Public



This instrument prepared by:  
Daniel Seltzer, Attorney at Law, 1010 Lake Street, Suite 424, Oak Park, IL 60301



Recording Mail to:

SEND SUBSEQUENT TAX BILLS TO:

James E. Hall, III  
525 Hawthorne Pl., # 1802 ← SAME  
Chicago, IL 60657