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Doc#: 0436435091
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/29/2004 08:57 AM Pg: 1 of 3

SPECIAL WARRANTY DEED
Joint Tenancy

Mail To
Spain, Spain & Varnet PC
Mr. Richard C. Spain
33 N. Dearborn Street Suite 2220
Chicago, Illinois 60602

THIS INDENTURE made
this 16th day of December
2004 between OGDEN/FRY,
L.L.C, an Illinois limited
liability company 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 Derek M Jones & Kerri M Soukup, not as tenants in common, but as joint tenants, party of the second part, of The City of Chicago, County of Cook, State of Illinois.

WITNESSETH that party of the first part for and in consideration of the sum of Ten And 00/100 (\$10.00) Dollars and other good and valuable consideration paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors and of the managing member of the first part, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their 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: and as more fully described in Exhibit A attached hereto:

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, and the reversion(s), remainder(s), and all of the estate, right, title, interest claim or demand whatsoever, of the property of the first part, either in law or equity, of, in and to the attached 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, not as tenants in common but as joint tenants, their heirs and assigns forever.

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, their 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to: General real estate taxes for the current year not then due and for subsequent years, easements, covenants, restrictions, agreements conditions and building lines of record; the Illinois Condominium Property Act; 1024 W. Fry Condominium Association; terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto: applicable zoning and building laws and ordinances; easements, if any; unrecorded public utility easements, if any; plats of dedication and covenants thereon; drainage ditches, tiles and laterals, if any.

ST 5068890 Number One 1012 no cats

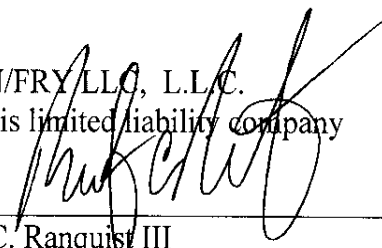
Box 334

3

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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, ROBERT C. RANQUIST, III.

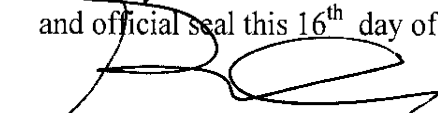
OGDEN/FRY/LLC, L.L.C.
an Illinois limited liability company

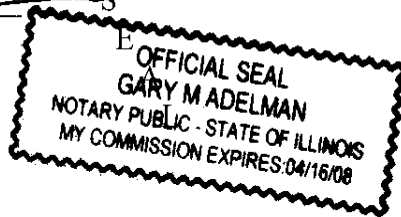
By: 
Robert C. Ranquist III
Its President,

Name and Address of Taxpayer
Derek M Jones
1024 ~~104~~ W Fry Unit 202
Chicago, IL. 60622


STATE OF ILLINOIS)
ss.)
COUNTY OF LAKE)


I, GARY M. ADELMAN a notary public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that ROBERT C. RANQUIST, III is personally known to me to be the President of OGDEN/FRY LLC. a limited liability company, and whose name is subscribed to the foregoing instrument, appeared before me this day in person. Acknowledged that as such President he 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 and of the managing member of said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth. GIVEN under my hand and official seal this 16th day of December, 2004.



Notary Public
My commission expires



This instrument was prepared by:
Gary M. Adelman
2245 W. Huron
Chicago, IL, 60612

STATE TAX		STATE OF ILLINOIS	DEC. 27. 04	# 0000081837	REAL ESTATE TRANSFER TAX	0036000	FP 102808
		REAL ESTATE TRANSFER TAX	DEPARTMENT OF REVENUE				

CITY TAX		CITY OF CHICAGO	DEC. 27. 04	# 0000018568	REAL ESTATE TRANSFER TAX	0270000	FP 102805
		REAL ESTATE TRANSACTION TAX	DEPARTMENT OF REVENUE				

COUNTY TAX		COOK COUNTY	DEC. 27. 04	# 0000082044	REAL ESTATE TRANSFER TAX	0018000	FP 102802
		REAL ESTATE TRANSACTION TAX	REVENUE STAMP				

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STREET ADDRESS: 1024 W. FRY STREET

UNIT #202

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-05-419-009-0000; -001, -002, -007, -008

LEGAL DESCRIPTION:

PROPOSED UNIT 202 AND P-10 IN 1024 WEST FRY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 4 (EXCEPT THAT PART OF SAID LOT LYING WEST OF A LINE DRAWN THROUGH A POINT IN THE NORTH LINE OF CORNELL STREET 37.11 FEET WEST OF THE WEST LINE OF NORTH SANGAMON STREET THROUGH A POINT IN NORTH LINE OF FRY STREET 43.04 FEET EAST OF THE EAST LINE OF NORTH CARPENTER STREET) IN JACOB HAGEMANN'S SUBDIVISION OF THE SOUTH 100 FEET OF THE EAST 100 FEET OF BLOCK 3 IN ELSTON ADDITION TO CHICAGO, SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.

PARCEL 2:

LOT 3 AND THE WEST 8 FEET OF LOT 2 IN JACOB HAGEMANN'S SUB OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL

PARCEL 3:

THE EAST 40 FEET OF THE WEST 120 FEET OF THE SOUTH 100 FEET OF BLOCK 3 IN ELSTON ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF TAKEN AND USED FOR EXTENDING AND OPENING ODGEN AVENUE) IN COOK COUNTY, IL

PARCEL 4:

THE WEST 21 3/4 FEET OF THE EAST 99 FEET OF LOT 12 (EXCEPT THAT PART LYING WEST OF A LINE DRAWN THROUGH A POINT IN THE NORTH LINE OF CORNELL STREET 37.11 FEET WEST OF WEST LINE OF NORTH SANGAMON STREET AND THROUGH A POINT IN THE NORTH LINE OF FRY STREET 43.04 FEET EAST OF EAST LINE OF NORTH CARPENTER STREET) IN THE CHICAGO LAND COMPANY'S SUBDIVISION OF LOTS 7, 10, AND 11 AND THAT PART OF LOT 3 AND 6 LYING SOUTH OF THE RAILROAD IN BLOCK 8 IN WRIGHTS ADDITION TO CHICAGO

PARCEL 5:

THE EAST 19.25 FEET OF THE WEST 41.00 FEET OF THE EAST 99 FEET OF LOT 12 (AS MEASURED ALONG THE SOUTH LINE OF LOT 12) IN CHICAGO LAND COMPANY'S SUBDIVISION OF LOTS 7, 10 AND 11 AND THAT PART OF LOTS 3 AND 6 LYING SOUTH OF THE RAILROAD IN BLOCK 6 IN WRIGHT'S ADDITION TO CHICAGO AND THAT PART OF BLOCK 3 IN ELSTON'S ADDITION LYING NORTH OF THE SOUTH 100 FEET THEREOF AND SOUTH OF THE RAILROAD, IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO 0435127008 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.