



Doc#: 0436435097
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/29/2004 09:03 AM Pg: 1 of 4

**SPECIAL
WARRANTY
DEED**

THIS INDENTURE, made this
16 day of December, 2004
between **Centrum-Field, L.L.C.**,
a 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, whose
business address is c/o Centrum
Properties, Inc., 225 West Hubbard

Street, 4th Floor, Chicago, Illinois 60610, party of the first part, and John J. Condne III and Stacy Wilhite, husband and
wife, who reside at: 2622 N. Spaulding Avenue, 1N, Chicago, IL 60647, 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 - - - - (\$10.00) - - - - Dollars and other
good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability
company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to
their heirs and assigns FOREVER, as tenants by the entirety and not as tenants in common or as joint tenants, all the
following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

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, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 Easements, Restrictions, and Covenants for Elmwood Park Rowhouses Homeowners Association
aforesaid, and party of the first part 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.

After Recording Return to:

John Condne

JOHN CONDNE
7430 W. FULLERTON AVE
ELMWOOD PARK, IL 60707

12
MD
Washburn
423586

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

Centrum-Field, L.L.C., an Illinois limited liability company

By: [Signature]
John McLinden, a 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 John McLinden, personally known to me to be a Manager of Centrum-Field, L.L.C., 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 as such Manager, he signed and delivered the said instrument, pursuant to the authority given by the Board of Managers of said limited liability company as his free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of December, 2004.



[Signature]
NOTARY PUBLIC

This instrument was prepared by: Mary B. Koberstein, Esq.
Centrum Properties, Inc.
225 West Hubbard, 4th Floor
Chicago, IL 60610

Send Subsequent Tax Bills To:

STATE OF ILLINOIS	
STATE TAX	DEC. 27. 04
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000081880	REAL ESTATE TRANSFER TAX
	0030000
	FP 102808

Village of Elmwood Park
Real Estate Transfer Stamp | 1500.00 | 12/04

COOK COUNTY REAL ESTATE TRANSACTION TAX
REVENUE STAMP
DEC. 27. 04
0000082087
REAL ESTATE TRANSFER TAX
0015000
FP 102802

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Exhibit A

Legal Description

Parcel 1:

Lot 36 in the Plat of Centrum's Central Park Subdivision in the West half of the Southeast Quarter of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, Plat recorded March 22, 2004 as Document No. 0408227118.

Parcel 2:

Nonexclusive, perpetual and reciprocal easement for the benefit of Parcel 1 as created by the Reciprocal Easement Agreement recorded as Document No. 0417033216, for ingress and egress, utilities and temporary construction over the following described real estate: Outlot B in Plat of Centrum's Central Park Subdivision aforesaid.

Address: 7430 Fullerton, Elmwood Park, IL 60707

PIN: 12-25-434-013-0000

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Exhibit B

Permitted Exceptions

- (1) real estate taxes not yet due and payable;
- (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable;
- (3) applicable zoning, planned unit development and building laws or ordinances;
- (4) encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the premises as a residence;
- (5) the Declaration and all amendments and exhibits thereto;
- (6) party wall rights and obligations as set forth in the Declaration and/or any document entered into for the purpose, in whole or in part, to establish and regulate such party wall rights and obligations; and
- (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee.

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