

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **HAWTHORNE PLACE, 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#: 0501246097**  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 01/12/2005 09:05 AM Pg: 1 of 4

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to John J. Wall<sup>\*</sup> ("Grantee"), whose address is:

3629 N. Halstead, Chicago, IL 60613, the following described real estate, to-wit:

*\* A SINGLE MAN,*

PARCEL 1: Unit No. 2408 in 525 Hawthorne Place Condominium, as delineated on a survey of the following parcel of real estate:

The Northerly 107.60 feet of the Easterly 150 feet of the Westerly 200 feet of Lot 26 in McConnell's Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 inclusive and 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 as Document Number 0021232465, together with its undivided percentage interest in the common elements

~~PARCEL 2:~~

~~Easement for the benefit of Parcel 1 of the right to maintain any underground improvements now existing which encroach onto the property known as 3410 North Lake Shore Drive as created by Declaration of Reciprocal Easements dated March 30, 1979 and recorded as Document 24937229.~~

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.

Lawyers Unit #03308 Case# 02-13923 E.H. MER (10/2)

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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 recorded as Document No. 0021017513; (f) matters disclosed by Plat of Survey dated July 30, 2001, Job No. 70273, made by Mid America Survey Company and as disclosed by Zarko Sekerez & Associates, Inc. Plat of survey dated August 14<sup>th</sup> 2001 order no. 111182; (g) the Condominium Property Act of Illinois, the Condominium Ordinance of the Chicago Municipal Code, and the Declaration of Condominium recorded as Document No. 0021232465 and any amendments thereto, heretofore and hereafter recorded; (h) installments due after Closing of assessments heretofore 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; (k) easements recorded at any time prior to closing; (l) utility easements, whether recorded or unrecorded; and (m) any plat of subdivision affecting the Parcel.

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

Permanent Real Estate Index Number:

14-21-307-057-1176

Commonly Known As:

575 Hawthorne Place, Unit 2408

Chicago, Illinois 60657

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Property of Cook County Clerk's Office

City of Chicago  
 Dept. of Revenue  
 362274  
 12/13/2004 13:32 Batch 02227 37



Real Estate  
 Transfer Stamp  
 \$2,291.25

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 DEC. 13.04  
 COOK COUNTY, ILLINOIS  
 REVENUE STAMP



REAL ESTATE TRANSFER TAX	# 000017456
	0015275
	FP326670

STATE OF ILLINOIS  
 STATE TAX  
 DEC. 13.04  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE



REAL ESTATE TRANSFER TAX	# 0000013102
	0030550
	FP326660

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 7<sup>th</sup> day of December, 2004.

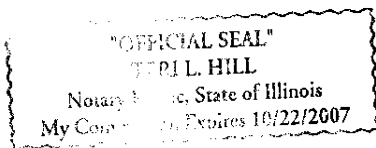
**HAWTHORNE PLACE, LLC,**  
an Illinois limited liability company

By: [Signature]  
Name: Ganesan Visvabharathy  
Its: 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 Ganesan Visvabharathy as Manager of **HAWTHORNE PLACE, LLC**, an Illinois limited liability company, 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 he signed and delivered the said instrument as his own 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 Notarial Seal this 7<sup>th</sup> day of December, 2004



[Signature]  
Notary Public

After Recording Mail to:

Deborah Ashen  
217 N. Jefferson #600  
Chicago, IL 60661

Send Subsequent Tax Bills to:

John J. Wall  
525 Hawthorne Place #2408  
Chicago, IL 60657