

# UNOFFICIAL COPY

**This Document Prepared By:**

NVG Residential, LLC  
2000 N. Lincoln Park West  
Chicago, Illinois 60614



Doc#: 0502011173  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 01/20/2005 11:24 AM Pg: 1 of 3

**Address of Real Estate:**

2000 N. Lincoln Park West  
Unit 1010  
Chicago, Illinois 60614

## SPECIAL WARRANTY DEED

The GRANTOR, 2000 North Lincoln Park West, LLC, an Illinois limited liability company, 2000 North Lincoln Park West, City of Chicago, State of Illinois, for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby Convey and Warrant to the GRANTEE, **John M. Saphir Living Trust dated December 1, 1992** having an address of 5322 South Shore Drive, Chicago, IL 60615 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT(S) 1010 IN THE 2000 NORTH LINCOLN PARK WEST PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN THE SUBDIVISION OF BLOCK 32 IN THE CANAL TRUSTEES' SUBDIVISION OF THE NORTH HALF AND THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, 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 0434834091 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0434834090.

PARCEL 3: THE EXCLUSIVE RIGHT TO USE OF STORAGE LOCKER N/A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0434834091.

P. I. N. #: 14-33-209-001-0000; 14-33-209-002-0000

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, IT 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.

(A) THE TENANT, IF ANY, OF UNIT(S), 1010, HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.


18/01/01  
8245706  
NORSE  
CIT

BOX 334

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STATE TAX

STATE OF ILLINOIS



JAN. 18.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000082507

REAL ESTATE TRANSFER TAX
0039150
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JAN. 18.05


REVENUE STAMP

# 0000082721

REAL ESTATE TRANSFER TAX
0019575
FP 102802

CITY TAX

CITY OF CHICAGO



JAN. 18.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000000227

REAL ESTATE TRANSFER TAX
0293625
FP 102805

Property of Cook County Clerk's Office

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**Subject to:** General real estate taxes not yet due and payable at the time of closing; building line, use or occupancy restrictions, conditions or covenants of record; zoning laws or ordinances which conform to the present usage of the Premises; public and utility easements which serve the Premises; public roads and highways, if any; all rights, easements, restrictions, conditions and reservations of record or contained in the declaration and a reservation by the 2000 North Lincoln Park West Private Residences Condominium Association ("the Association") to itself, its successors and assigns, for the benefit of all unit owners at the condominium, of rights and easements set forth in the declaration; provisions of the Condominium Property Act of Illinois ("the Act"); acts done or suffered by Buyer, or any claiming, by, through, or under Buyer; and liens and other matters as to which the title insurer commits to insure Buyer against loss or damage, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Premises forever.

DATED this 13<sup>th</sup> day of DECEMBER, 2004

2000 NORTH LINCOLN PARK WEST, LLC,  
an Illinois limited liability company

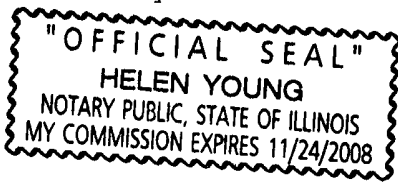
BY: NVG RESIDENTIAL, INC.,  
an Illinois corporation, its Manager

BY: *Nicholas V. Gouletas*  
NAME: Nicholas V. Gouletas  
ITS: Chairman

State of Illinois  
County of Cook

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nicholas V. Gouletas of NVG Residential Inc., being a member of 2000 NORTH LINCOLN PARK WEST, LLC, 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 acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13<sup>th</sup> day of DECEMBER, 2004.



*[Signature]*  
Notary Public

After recording, please mail to:

John M. Saphir  
5322 So. Shore Dr.  
Chgo., Il. 60615

Please send subsequent tax bills to:

John M. Saphir  
5322 So. Shore Dr.  
Chgo., Il. 60615