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Doc#: 0502433209
Eugene *Gene* Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/24/2005 01:13 PM Pg: 1 of 4

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(Above Space For Recorder's Use Only)

SPECIAL WARRANTY DEED

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THIS SPECIAL WARRANTY DEED ("Deed") is given as of the 16th day of December 2004, by **WEST PARK PLACE RESIDENTS ASSOCIATION FOR PRESERVATION**, an Illinois not-for-profit corporation ("Grantor"), to **STEPHEN JOHNSON** and **DENISE HOUSE JOHNSON**, husband and wife ("Grantee") not as tenants in common but as joint tenants.

WITNESSETH, that Grantor for and in consideration of sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee (the receipt of which Grantor acknowledges), Grantor does REMISE, RELEASE, ALIEN AND CONVEY to Grantee the real estate described in Exhibit A attached hereto.


Subject to the permitted exceptions as set forth on Exhibit B attached hereto.

Grantor has executed this Deed as of the date first written above.

GRANTOR:

WEST PARK PLACE RESIDENTS
ASSOCIATION FOR PRESERVATION,
an Illinois not-for-profit corporation

Box 400-CTCC

By 
Name: Marcia Scardina
Title: President

This instrument was prepared by: Bennett P. Applegate, Applegate & Thorne-Thomsen, P.C.
322 South Green Street, Suite 400, Chicago, Illinois 60607

Mail recorded Deed to: Stephen and Denise House Johnson, 1749A N. Larrabee, Chicago, 60614

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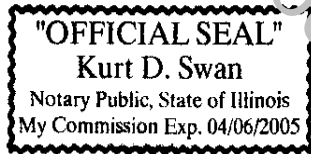
Send subsequent tax bills: West Park Place Condominium Association
c/o ABC Property Mangers, Inc
1732 Wise Road, Schaumburg, Illinois 60194

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned, a Notary Public in and for Cook County, Illinois, DOES HEREBY CERTIFY that Marcia Scardina, as President of WEST PARK PLACE RESIDENTS ASSOCIATION FOR PRESERVATION, an Illinois not-for-profit corporation, who is personally known to me to be the same person whose name is signed to the attached Special Warranty Deed, appeared before me this day in person and acknowledged that as such President she signed and delivered the Deed as her free and voluntary act, and as the free and voluntary act and deed of the company for the uses and purposes described in the Special Warranty Deed.

GIVEN under my hand and official seal this 16 day of December, 2004

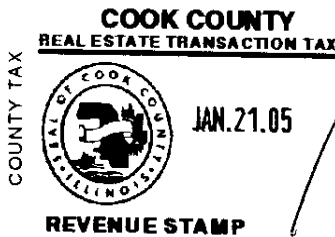
Kurt D. Swan
Notary Public



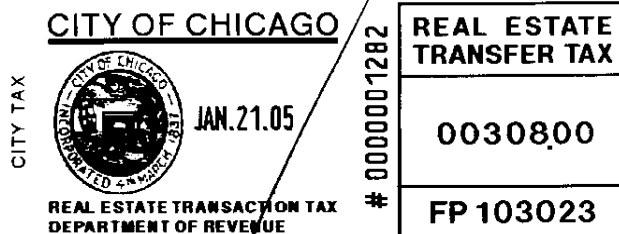
My Commission expires 4/6/05



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REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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EXHIBIT A

Legal Description

UNIT 1749A IN WEST PARK PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART 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, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON MAY 13, 1999 AS DOCUMENT NO. 99466009, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 14-33-304-062-1028

Address of Real Estate: 1749A North Larrabee, Chicago, Illinois 60614

Office of Cook County Clerk's Office

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EXHIBIT B

Permitted Exceptions

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) special taxes or assessments for improvements not yet completed and other assessments or installments which are not due and payable at the time of closing;
- (3) public, private and utility easements;
- (4) covenants, conditions and restrictions of record;
- (5) applicable zoning and building laws, ordinances and restrictions, as amended from time to time;
- (6) Declaration of Easements, Restrictions and Covenants for West Park Place Condominium;
- (7) party walls;
- (8) alleys, roads and highways (if any);
- (9) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which Grantee shall remove at that time by using the loan proceeds to be paid upon delivery of this Deed;
- (10) Use Agreement dated May 10, 1995 by and between Secretary of Housing and Urban Development and West Park Place Residents Association for Preservation;
- (11) Grant Agreement dated May 10, 1995 by and between Secretary of Housing and Urban Development and West Park Place Residents Association for Preservation;
- (12) acts done or suffered by Grantee;
- (13) Grantee's mortgage.