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Doc#: 0502841059
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/28/2005 12:43 PM Pg: 1 of 4

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

6

2055781 / MTC / AW 2 of 2

THIS AGREEMENT, made this 25th day of January, 2005 between **ARMSTRONG CLUB CONDOMINIUMS, LLC**, an Illinois limited liability company duly authorized to transact business in the State of Illinois, party of the first part, and Kimberly Crawford, party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged,

and pursuant to authority given by the Managers of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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 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.

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 DEFEND**, subject to: **SEE ATTACHED EXHIBIT "B"**

Grantor also hereby grants to the Grantee, 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 Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property describe 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.

Permanent Real Estate Index Number(s): 20-03-311-015-0000 and 20-03-311-016-0000
Address of Real Estate: 4431-33 S. Calumet Ave., Unit 11 and P-11, Chicago, IL 60653

COUNTY TAX

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**



JAN. 27. 05

REVENUE STAMP

0000150869

**REAL ESTATE
TRANSFER TAX**

00088.00

FP326670

STATE TAX

STATE OF ILLINOIS



JAN. 27. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000015379

**REAL ESTATE
TRANSFER TAX**

00176.00

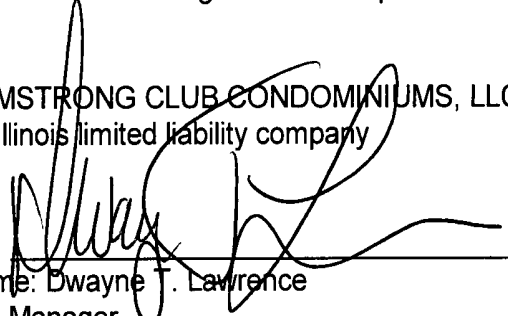
FP326660

M.G.R. TITLE

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Authorized Manager, this 25 day of January, 2005.

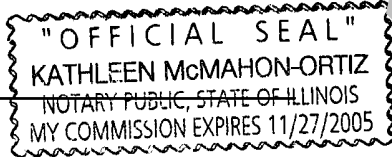
ARMSTRONG CLUB CONDOMINIUMS, LLC,
an Illinois limited liability company

By: 
Name: Dwayne T. Lawrence
Its: Manager

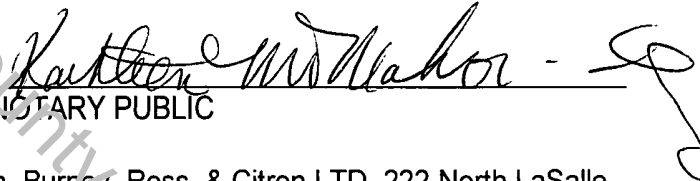
State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Dwayne T. Lawrence personally known to me to be the Sole Manager of

ARMSTRONG CLUB CONDOMINIUMS, LLC, appeared, before me this day in person and severally acknowledged that as Manager he signed and delivered the said instrument, pursuant to authority given by the Operating Agreement of said limited liability company, as his 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 26th day of January, 2005.



Commission expires


Kathleen McMahon-Ortiz
NOTARY PUBLIC

This instrument was prepared by: Gary L. Plotnick, Schain, Burrey, Ross, & Citron LTD, 222 North LaSalle Street, Suite 1920, Chicago, Illinois 60601

MAIL TO:

James P. Greene
James P. Greene & Associates
75 East Wacker Dr., Ste 730
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Kimberly Crawford
4431-33 S. Calumet Ave., Unit 11 and P-11
Chicago, IL 60653

OR RECORDER'S OFFICE BOX NO. _____

City of Chicago
Dept. of Revenue
366803



Real Estate
Transfer Stamp
\$1,320.00

01/27/2005 13:28 Batch 02257 25

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 11 and P-11 IN THE ARMSTRONG CLUB CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 13 IN D.H. PIKE'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0412827072, AND AS AMENDED, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Property of Cook County Clerk's Office

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EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws and building line restrictions, and ordinances.
4. The Declaration of Condominium including any and all amendments and exhibits thereto.
5. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
6. Streets and highways, if any.
7. Utility easements, if any, whether recorded or unrecorded.
8. Easements, covenants, conditions, agreements, building lines and restrictions of record.
9. The Condominium Property Act of Illinois.
10. Leases and licenses affecting the Common Elements (as defined in the Declaration).
11. Schedule B exceptions listed in Mercury Title Company Commitment Number 2055781