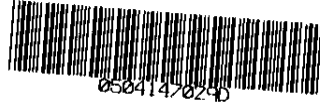


UNOFFICIAL COPY

After recording mail to:

Scott L. David
509 N. Forest Ave.
Evanston, Illinois 60202



Doc#: 0504147029
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 02/10/2005 07:25 AM Pg: 1 of 5

Mail subsequent tax bills to:

Scott L. David
509 N. Forest Ave.
Evanston, Illinois 60202

4349665 (1/2)

SPECIAL WARRANTY DEED

GIT

THIS AGREEMENT between 220 SOUTH BOULEVARD, L.L.C., an Illinois limited liability company (the "Grantor"), and SCOTT DAVID (the "Grantee"), WITNESSETH that the Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, all of the following described real estate, 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).

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 Grantor 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 Grantee, its successors and assigns forever.

UNOFFICIAL COPY

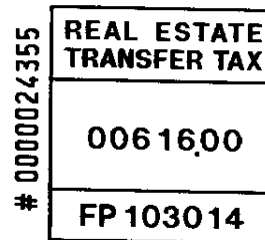
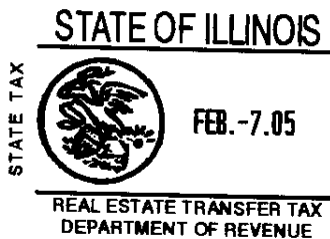
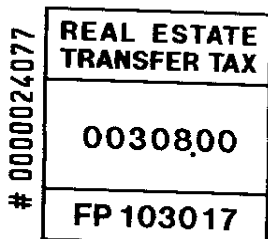
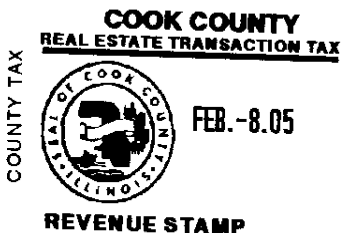
Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Restrictions, Easements, Party Wall Rights and Maintenance recorded as Document No. 0432834102; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, 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 Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, 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, Grantor WILL WARRANT AND DEFEND, subject to the Permitted Exceptions appearing on Exhibit B which is attached hereto and made a part hereof.

Grantor also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(NOTE: new construction, therefore, there are no Tenants who would have an option to purchase any unit).



UNOFFICIAL COPY

Dated this 24th day of January 2005.

220 SOUTH BOULEVARD, L.L.C.,
an Illinois limited liability company

By: [Signature]
Steven Golovan, its Manager

This instrument was prepared
by:

Karl L. Marschel
Bell, Boyd & Lloyd LLC
70 West Madison Street
Suite 3100
Chicago, Illinois 60602

CITY OF EVANSTON
Real Estate Transfer Tax 015583
City Clerk's Office

Paid Feb 2005
AMOUNT \$ 3,080.00
Agent [Signature]

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, GENEVIEVE M KURK, a Notary Public in and for said County and State, do hereby certify that Steven Golovan, Manager of 220 SOUTH BOULEVARD, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24th day of Jan, 2005.

[Signature]
Notary Public



Commission expires _____

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

THE NORTH 24.35 FEET OF THE SOUTH 98.34 FEET, AS MEASURED ALONG THE EAST LINE AND AT RIGHT ANGLES THERETO, OF LOT 6 IN BLOCK 13 IN KEENEY AND RINNE ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST 16.00 FEET OF VACATED FOREST AVENUE LYING WESTERLY ADJACENT THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 2: (EASEMENT APPURTENANT)

AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 19.00 FEET OF THE SOUTH 123.00 FEET (EXCEPTING THAT PART LYING WITHIN AFORESAID PARCEL 1) OF LOT 6 IN BLOCK 13 IN SAID KEENEY AND RINNE ADDITION TO EVANSTON.

PARCEL 3: (EASEMENT APPURTENANT)

AN EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS OVER THE WEST 5.00 FEET OF THE NORTH 105.90 FEET (EXCEPTING THAT PART LYING WITHIN AFORESAID PARCEL 1) OF THAT PART OF THE EAST 16.00 FEET OF SAID VACATED FOREST AVENUE LYING WESTERLY ADJACENT TO SAID LOT 6 IN BLOCK 13 IN KEENEY AND RINNE ADDITION TO EVANSTON.

TOTAL NET AREA: 1,850.71 SQ. FT.

COMMONLY KNOWN AS: 509 NORTH FOREST AVENUE, EVANSTON, ILLINOIS.

11-19-422-001 (underlying)

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Non-delinquent general real estate taxes and special taxes or assessments.
2. The provisions of the Declaration of Restrictions, Easements, Party Wall Rights and Maintenance recorded as Document No. 0432834102 including all amendments and exhibits thereto.
3. Applicable zoning and building laws and ordinances and other ordinances of record.
4. Encroachments, if any.
5. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee.
6. Covenants, conditions, agreements, building lines and restrictions of record.
7. Easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Restrictions, Easements, Party Wall Rights and Maintenance or amendments thereto.
8. Liens, encroachments and other matters over which the Greater Illinois Title Company is willing to insure over at Grantor's expense; provided, however, that the title exceptions described in 5, 6, or 7 above shall not prohibit the Grantee's use of the Unit as a single-family residence.