

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0504111124
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/10/2005 10:26 AM Pg: 1 of 4

CTI - 12A
Eugene Moore 18156344

Property of Cook County Clerk

The above space reserved for Recorder's use only.

THIS INDENTURE, made July 14, 2003 between **DUBIN RESIDENTIAL COMMUNITIES CORPORATION**, an Illinois corporation, duly authorized to transact business in the State of Illinois, party of the first part, and Neil Torman , and individual, 1318 W. Elmdale Ave. Apt. B, Chicago, IL, 60660, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

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, his/her/their 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, his/her/their 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 those exceptions listed on Exhibit A attached hereto.

BOX 334 CTI 4/19

UNOFFICIAL COPY

COOK
CO. NO. 016
33644
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
FEB 10'05 DEPT. OF REVENUE
270.00
PB. 10686

364482
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP FEB 10'05
PB. 11427
135.00

★ 15006
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE FEB 10'05 ★
★ PB. 11193 ★
27.00

★ 999
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE FEB 10'05 ★
★ PB. 11193 ★
999.00

★ 50067
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE FEB 10'05 ★
★ PB. 11193 ★
999.00

UNOFFICIAL COPY**EXHIBIT A**

THAT PART OF LOTS 1, 2, 3 AND 4, TAKEN AS A TRACT, IN BLOCK 12 IN CONGDON'S RIDGE ADDITION TO RODGER PARK IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF SAID TRACT 51.58 FEET EAST OF THE NORTHWEST CORNER THEREOF, THENCE SOUTH 89 DEGREES 32 MINUTES 19 SECONDS EAST ALONG THE NORTH LN THEREOF 44.45 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 52 SECONDS WEST 39.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTES 52 SECONDS WEST 17.0 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 19 SECONDS WEST 44.45 FEET; THENCE NORTH 00 DEGREES 01 SECONDS AND 52 MINUTES EAST 17.0 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES AND 19 SECONDS EAST 44.45 TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other township documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her their 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, aforesaid, and the party of the first part reserves to itself, its 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.

Common Address: 2005 Chase Unit 3
Chicago, Illinois 60645

Permanent Index Numbers: 11-30-323-028-0000
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