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SPECIAL WARRANTY DEED ILLINOIS

Doc#: 0506202363
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/03/2005 01:13 PM Pg: 1 of 3

UPON RECORDING MAIL TO:

Kimon Papakos
500 S. Clinton, Unit 910
Chicago, Illinois 60607

SEND SUBSEQUENT TAX BILLS TO:

Kimon Papakos
500 S. Clinton, Unit 910
Chicago, Illinois 60607

The Grantor, **CLINTON COMPLEX CONDOMINIUM ASSOCIATION**, an Illinois not-for-profit corporation, of 500 S. Clinton, Chicago, Illinois 60607 ("Grantor"), for and in consideration of Ten and no/100 Dollars, (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority of the Board of Directors of said corporation, does REMISE, RELEASE, ALIEN AND CONVEY to **KIMON PAPAKOS**, of 500 S. Clinton, Unit 910, Chicago, Illinois 60607 ("Grantee"), the real estate situated in the City of Chicago, County of Cook, in the State of Illinois, and as legally described in Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or 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.

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, and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to the following: (1) general real estate taxes not yet due and payable; (2) private, public, and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration (and any amendments thereto) and a reservation by the developer to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration; (5) provisions of the Illinois Condominium Property Act (the "Act"); (6) such other matters as to which the Chicago Title Insurance Company commits to insure Grantee against loss or damage; (7) acts done or suffered by or judgments against Grantee; (8) encroachments, if any; (9) covenants, conditions, restrictions, permits, easements and agreements of record; and (10) Grantee's financing.

TO HAVE AND TO HOLD said premises forever.

Box 400-CTCC

Permanent Real Estate Index Number: 17-16-128-007-1312

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EXHIBIT A

LEGAL DESCRIPTION

PARKING SPACE UNIT U145 IN THE CLINTON COMPLEX CONDOMINIUM AS DELINEATED ON A SURVEY OF PARTS OF THE SUBDIVISION OF BLOCK 43 IN SCHOOL SECTION ADDITION TO CHICAGO IN EAST ½ OF NORTHWEST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH CERTAIN ADJOINING VACATED ALLEYS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010076430, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 500 S. Clinton Street, Unit U145
Chicago, Illinois 60607

PERMANENT INDEX NUMBERS: 17-16-128-007-1312

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Property of Cook County Clerk's Office