

4350082-172

# UNOFFICIAL COPY

4350082 1/2

THIS INSTRUMENT PREPARED BY:

Linda Rosencranz  
1300 S. Paulina Street  
4<sup>th</sup> Floor  
Chicago, Illinois 60608



Doc#: 0508447053  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/25/2005 11:20 AM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

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## SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 17 day of March, 2005, between Lakeside on the Park, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and John Edelen, an unmarried man, & Karen Nelson, an unmarried woman, ("Grantee"), 24235 Del Court, Hawthorn Woods, IL, 60047, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, as joint tenancy with rights of survivorship, and not as tenants in common, and to Grantee's heirs and assigns FOREVER, all 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.*

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 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 Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration (as defined below), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

STATE TAX

STATE OF ILLINOIS



MAR.20.05


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000025190

REAL ESTATE TRANSFER TAX
00656.50
FP 103014

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAR.21.05

REVENUE STAMP

# 0000024913

REAL ESTATE TRANSFER TAX
00328.25
FP 103017

Handwritten mark

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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 it **WILL WARRANT AND DEFEND** the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) General real estate taxes for the current year not yet due and for subsequent years;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
- (d) The Declaration of Condominium Ownership for Lakeside on the Park Condominium, including all Exhibits thereto, as amended from time to time (the "Declaration");
- (e) The Illinois Condominium Property Act;
- (f) Applicable zoning and building laws and ordinances;
- (g) Roads and highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's mortgage, if any;
- (j) Plats of dedication and covenants thereof; and
- (k) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 17-22-102-019-0000 (Affects underlying land)

Address(es) of real estate: 1250 S. Indiana, Chicago, Illinois 60605, Unit 1309

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	<b>CITY OF CHICAGO</b> MAR. 21. 05	REAL ESTATE TRANSFER TAX
		# 0000013162
	04923.75	FP 103018

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

Lakeside on the Park, L.L.C., an Illinois limited liability company

By: By the Lake, L.L.C., an Illinois limited liability company

By: *Mazola*  
Its: Managing Member

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Theodore Mazola as Manager of By the Lake, L.L.C., an Illinois limited liability company (the "Company") appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/hers free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 17<sup>th</sup> day of March, 2005.



*Char'O Safford*  
Notary Public

MAIL TO:

*SNEEDON SCHWARTZ*  
*750 Lake Cook Bl.*  
*Buffalo Grove IL 60089*

SEND SUBSEQUENT TAX BILLS TO:

John Edelen & Karen Nelson  
24235 Del Court  
Hawthorn Woods, IL, 60047

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## EXHIBIT A

### PARCEL 1

UNIT 1309 AND P-51 & P-143 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKESIDE ON THE PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0433603049 AS AMENDED FROM TIME TO TIME IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE ROOM 604B, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM OWNERSHIP, AS AMENDED FROM TIME TO TIME.

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

This is new construction and there were no tenants.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.