

This instrument was prepared by:

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Upon recording, mail recorded document to:

Mr. Enrique Lipezker
Howard Mardell, Ltd.
Attorney at Law
221 North LaSalle, Suite 2040
Chicago, Illinois 60601

MAIL TO

Upon recording, send subsequent tax bills to:

Michael Travis Hughes
2835 N. Lakewood, Unit 4A
Chicago, Illinois 60657



Doc#: 0510908054
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/19/2005 10:35 AM Pg: 1 of 4

**SPECIAL WARRANTY DEED
(Corporation to Individual)**

THIS AGREEMENT, made this 25th day of March, 2005, between **2835 Lakewood Development Corp.**, a corporation 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, and **Agora Properties, Inc.**, an Illinois corporation, a corporation 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 as GRANTORS and **Michael Travis Hughes**,* as GRANTEE(S), WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to the authority given by the Manager of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S), FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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SEE ATTACHED EXHIBIT A

PIN#: 14-29-131-004-0000; 14-29-131-005-0000; 14-29-131-023-0000; and 14-29-131-051-0000. *and Christine Vatter Hughes, husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety, 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 thereon, 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 said premises as above described.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 set forth on attached **Exhibit B**.

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 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 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.

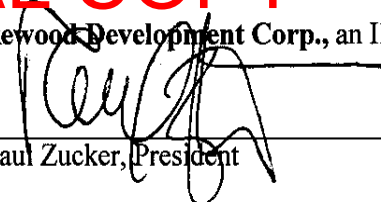
Address of Real Estate: 2835 North Lakewood Avenue, Unit 4A and P-1, Chicago, Illinois

IN WITNESS WHEREOF, said GRANTORS have caused their names to be signed by their Presidents the day and year first above written.

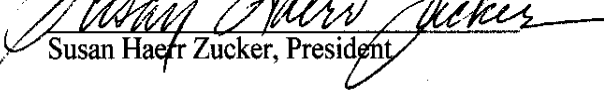
04-09516 A YMM L Unit #03308 Case#

UNOFFICIAL COPY

2835 Lakewood Development Corp., an Illinois corporation

By: 
Paul Zucker, President

Agora Properties, Inc., an Illinois corporation

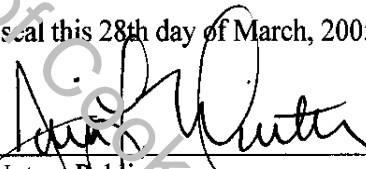
By: 
Susan Haerr Zucker, President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Zucker, personally known to me to be the President of 2835 Lakewood Development Corp., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President he signed, sealed and delivered said instrument as his own free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of March, 2005.



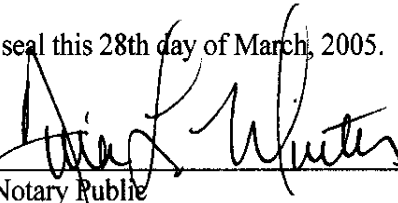

Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan Haerr Zucker, personally known to me to be the President of Agora Properties, Inc., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President she signed, sealed and delivered said instrument as her own free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of March, 2005.




Notary Public

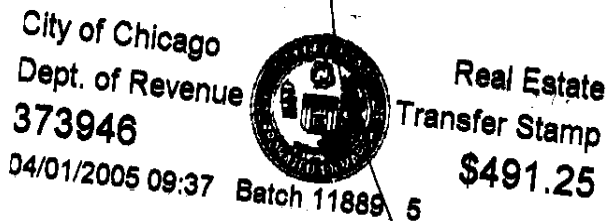
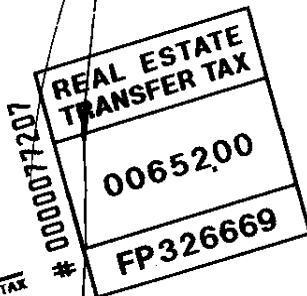
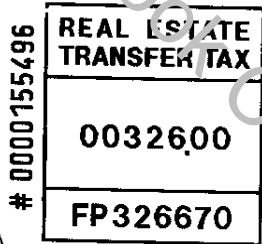
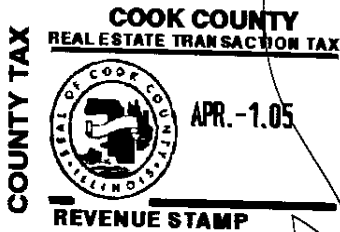
UNOFFICIAL COPY

EXHIBIT A

Legal Description

UNIT NUMBERS 4A AND P-1 IN THE PARKVIEW AT 2835 N. LAKEWOOD CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARTS OF LOTS 4, 5, 6, 50, AND 49 AND VACATED ALLEYS IN S.E. GROSS' SUBDIVISION OF BLOCK 1 IN SUBDIVISION BY WILLIAM LILL AND HEIRS OF M. DIVERSEY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0418239059, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



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EXHIBIT B

(a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Parkview at 2835 North Lakewood, a Condominium, recorded with the Cook County Recorder's Office on June 30, 2004, as Document No. 0418239059 (the "**Declaration**"), and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements which may hereafter be executed by Grantor and any easements which may be established by or implied from the Declaration, or amendments thereto, if any, private alleys and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (j) general taxes not yet due and payable; (k) installments due after the date hereof of assessments established pursuant to the Declaration; (l) possible encroachments from adjoining property; (m) terms, provisions, covenants, and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements recorded with the Cook County Recorder's Office on June 20, 2004, as Document No. 0418239059; and (n) acts done or suffered by Grantee(s) or anyone claiming by, through or under Grantee(s).

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