



Doc#: 0511911181  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 04/29/2005 01:19 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 26th day of April, 2005, between 901 CORNELIA LLC, 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, party of the first part, and

JULIE HAMMOCK, single, 1117 S. Old Wilke, Apt. #305, Arlington Heights, Illinois, of party of the second part,

This space reserved for Recorder.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their 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:

PARCEL 1: UNIT 907-1S IN THE 901 CORNELIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 15 TO 17, BOTH INCLUSIVE, IN MITCHELL AND O'DEA'S SUBDIVISION OF LOT 2 (EXCEPT THE SOUTH 49.00 FEET THEREOF, AND EXCEPT THE EAST 50.00 FEET OF THE WEST 190.55 FEET THEREOF CONVEYED TO THE NORTH WESTERN ELEVATED RAILROAD COMPANY) IN THE CIRCUIT COURT PARTITION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACH AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 4, 2004, AS DOCUMENT NUMBER 0427819095, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER, S.L.-11, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED.

Grantor also hereby Grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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.

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, 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 it **WILL WARRANT AND DEFEND**, the said premises against all persons lawfully claiming, or to claim same, by, through or under it, subject to: (1) general real estate taxes not due and payable at the time of Closing; (2) special taxes and assessments for improvements not yet completed; (3) applicable zoning and building laws and building line restrictions, and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) streets

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and highways, if any; (6) party wall rights and agreement, if any; (7) encroachments (provided such do not materially adversely affect or record, including the Declaration, as amended from time to time; (9) the Condominium Property Act of Illinois (the "Act"); (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and (11) installments due after closing for assessments levied pursuant to the Declaration.

The tenant of this Unit has waived or has failed to exercise the right of first refusal.

Permanent Real Estate Index Numbers: 14-20-410-005-0000  
Address of real estate: 907 W. Cornelia, Unit 1S, Chicago, Illinois 60657

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written.

901 CORNELIA, LLC, an Illinois limited liability company

By: [Signature]  
Name: Christopher Feurer  
Its: ~~President~~ Member

STATE OF ILLINOIS )  
                                  )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Feurer, as a member of 901 CORNELIA, LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26th day of April, 2005

[Signature]  
Notary Public

After Recording Mail To:  
Vincent F. Giuliano  
7222 W. Cermak Road Suite 300  
North Riverside, IL 60546

Send Subsequent Tax Bills To:  
Julie Hammock  
907 W. Cornelia, Unit 1S  
Chicago, Illinois 60626



This instrument was prepared by:  
Steven L. DeGraff  
Weinberg Richmond LLP  
333 West Wacker Drive, Suite 1800  
Chicago, Illinois 60606

STATE OF ILLINOIS

STATE TAX

APR. 28. 05

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 0000002685

REAL ESTATE TRANSFER TAX
00158.00
FP 103024

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX

APR. 28. 05

REVENUE STAMP

# 0000000650

REAL ESTATE TRANSFER TAX
00079.00
FP 103022

CITY TAX

CITY OF CHICAGO

APR. 28. 05

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

# 0000001683

REAL ESTATE TRANSFER TAX
01185.00
FP 103023