

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0512241049
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/02/2005 11:03 AM Pg: 1 of 3

THIS INDENTURE, made this 28 day of April, 2005, between 1300 North State Parkway, L.L.C., created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and Michael G. O'Keefe, a married person, of 2715 Lombard, Memphis, Tennessee, 38111, party of the second party, and WITNESSETH that the party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second party, the receipt of which being Manager hereby acknowledged and pursuant to authority of the party of the first part, by these presents does REMISE, RELEASE, AND CONVEY unto the party of the second part, 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

Permanent Index Numbers: 17-04-218-033-0000 and 17-04-218-034-0000

Address of Real Estate: 1300 North State Parkway
Unit 303
Chicago, Illinois 60610

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 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, 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, and successors, that is has not done or suffered to be done, anything whereby and 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 the matters set forth on the reverse side hereof:

IN WITNESS WHEREOF, said party of the first part has caused its same to be signed to these presents by its authorized representative as of the date set forth above.

M.G.R. TITLE

1300 North State Parkway, L.L.C.,
a Delaware limited liability company

By: [Signature]
Authorized Representative



City of Chicago
Dept. of Revenue
378026
Transfer Stamp
\$11,651.25
04/29/2005 11:33 Batch 02220 12

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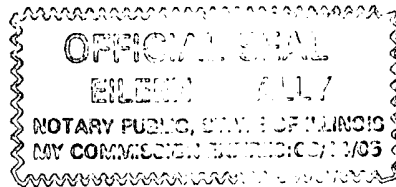
State of Illinois, County of Cook ss.

I understand, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James A. McLean, Authorized Representative of 1300 North State Parkway, L.L.C., 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 he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of 1300 North State Parkway, L.L.C., for the uses and purposes therein set forth.

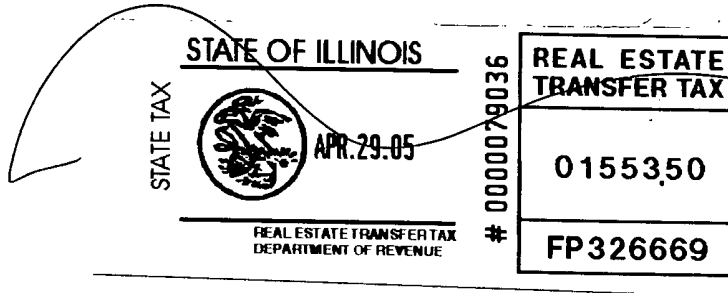
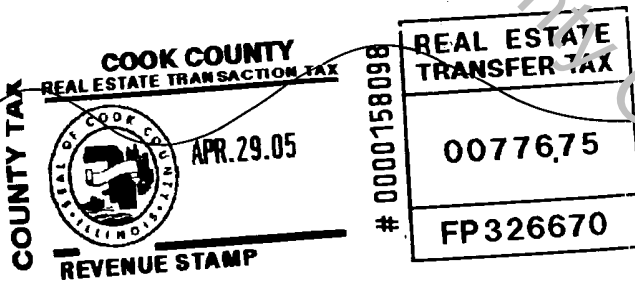
Given under my hand and official seal, this 28 day of April, 2005.

C. E. La
Notary Public

My commission expires on _____



Property of Cook County Clerk's Office



UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNIT 303 IN THE AMBASSADOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5, 6 AND 7 IN THE SUBDIVISION OF LOT 5 AND OF SUBLot 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0511618089, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE PARKING SPACE P- 11 AND STORAGE SPACE S- 24, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0511618089.

"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 FOR THE BENEFIT OF SAID PROPERTY 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."

Subject only the following matters: (1) current, non delinquent real estate taxes and real estate taxes for subsequent years; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; (3) the terms and provisions of the Declaration of Condominium Ownership for The Ambassador ("Declaration") and any amendments thereto; (4) public, private and utility easements, including any easements established by or implied from, the Declaration and any amendments thereto; (5) covenants, conditions and restrictions of record; (6) applicable zoning and building laws, ordinances and restrictions; (7) roads and highways, if any, (8) limitations and conditions imposed by the Act; (9) encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Premises as a residence; (10) installments due after the date of the Closing for assessments established pursuant to the Declaration; (11) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of the Closing; (12) matters over which the Title Company is willing to insure; (13) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (14) Purchaser's mortgage, if any; and (15) leases, licenses and management agreements, if any, affecting the Property; provided they do not interfere with Purchaser's quiet enjoyment of, or merchantability of, title to, the premises.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Numbers: 17-04-218-033-0000 and 17-04-218-034-0000

Address of Real Estate: 1300 North State Parkway, Unit 303, Chicago, Illinois 60610

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

UPON RECORDING MAIL TO:
Alexander Moody, Jr. Esq.
2712 North Lincoln Ave
Chicago, Illinois 60657

SEND SUBSEQUENT TAX BILLS TO:
Michael G. O'Keefe
1300 North State Parkway, Unit 303
Chicago, Illinois 60610