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SPECIAL WARRANTY DEED

Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0512914226
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/09/2005 11:04 AM Pg: 1 of 3

GRANTOR(S),
Greenplan Properties X Joint Venture,
an Illinois ^{Limited} general partnership, and
Greenplan Properties XXVI Joint Venture,
an Illinois general partnership of the County
of Cook, in the State of Illinois, for and in
consideration of Ten Dollars (\$10.00) and other good
and valuable consideration in
hand paid, CONVEY(S) and WARRANTY(S)
to the grantee(s),
JULIE A. COATS
925 S. Wesley
Oak Park, Il 60304

(The Above Space For Recorder's Use)

the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

Unit 642-2W in the Adams Corner Condominium as delineated on the Plat of Survey of
the following described parcel of real estate:

LOTS 29 AND 30 IN BLOCK 2 IN MERCHANT'S MADISON STREET ADDITION,
BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION EIGHTEEN (18),
TOWNSHIP 39 NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT
"D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS
DOCUMENT NO. 0510844060 IN THE RECORDER'S OFFICE OF COOK COUNTY,
ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.



APR. 20. 05

# 0000006172	REAL ESTATE TRANSFER TAX
	0156800
	FP 102801

Box 334

CTIC Gmk Woodall ST5072881 1052

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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, unto the Grantee, either in law or in 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 Grantee, its heirs and assigns forever.

There are no Tenants in the Unit with the right of first refusal.

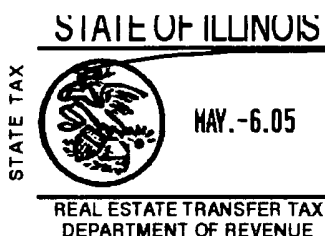
Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors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

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or 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 incumbered or charged, except as herein recited; and that GRANOTR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. ~~Easement Agreement with Wrightwood Terrace Park Commercial Condominium Association;~~
4. Public and utility easements;
5. Covenants, conditions, restrictions of record as to use and occupancy;
6. Applicable zoning and building laws, ordinances and restrictions;
7. Roads and highways, if any;
8. Provisions of the Condominium Property Act of Illinois;
9. Installments due after the date of closing of assessments established pursuant to the Declaration;
10. Grantee's mortgage, and
11. acts done or suffered by the Grantee

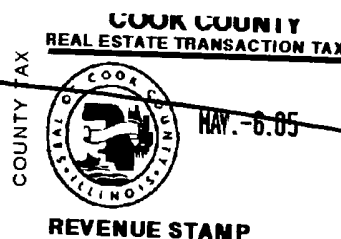
Permanent Real Estate Index Number(s): 16-18-202-021-0000

Address(es) of Real Estate: 642-46 W. Adams, Oak Park, Illinois 60301



0000085541

REAL ESTATE TRANSFER TAX
0019600
FP 102808



0000085753

REAL ESTATE TRANSFER TAX
0009800
FP 102802

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IN WITNESS WHEREOF, Grantor has caused its name to be signed as of this 22 day of April, 2005

Greenplan Properties X Joint Venture

By [Signature]
Partner

Greenplan Properties XXVI Joint Venture

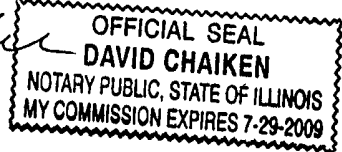
By [Signature]
Partner

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that William Plavek, as the General Partner of Greenplan Properties X, 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 the said instrument as the free and voluntary act, of the joint venture

Given under my hand and notary seal, this 22 day of April, 2005

[Signature]
NOTARY PUBLIC



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that William Plavek, as the General Partner of Greenplan Properties XXVI, 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 the said instrument as the free and voluntary act, of the joint venture

Given under my hand and notary seal, this 22 day of April, 2005

[Signature]
NOTARY PUBLIC



Prepared By: David Chaiken, 111 W. Madison, #823, Chicago, Illinois 60602

Mail to: Julie A. Coats
642-246 W. Adams
Unit 642-2W
Oak Park, IL 60304

Send Subsequent Tax Bills To: Julie A. Coats
642-46 W. Adams
Unit 642-2W
Oak Park IL 60304