

30

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

MTC # 2061129 1 of 2



Prepared by: Allen B. Glass, Esq.
55 E. Jackson Blvd. #500
Chicago, IL 60604

Doc#: 0513341120
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/13/2005 03:38 PM Pg: 1 of 3

After Recording, HAI Lipshur
Mail To: 1120 W. Belmont
Chi. IL 60657

KNOW ALL MEN BY THESE PRESENTS that **AGATITE/ML DEVELOPMENT LLC**, an Illinois Limited Liability Company (the "Grantor"), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars in cash and other good and valuable consideration, in hand paid, by **DAVE J. DELORY**, of 858 W. Armitage, Chicago, IL 60614 (the "Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, the following described property, to wit:
**an unmarried person*

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

MGR. TITLE

Commonly known as:

14 W. Agatite, Unit 2-South, Chicago, IL 60640
P.I.N. 14-17-226-015-0000 (Pre-division)

(the "Property") subject to the matters listed on Exhibit "A" attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding and enforceable against the Property (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, subject to the Permitted Encumbrances, unto Grantee, his successors, heirs, legal representatives, administrators and assigns, FOREVER; and the Grantor hereby does bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, his successors, legal representatives and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) taxes for the year 2004 and thereafter, which have been prorated as agreed by Grantor and Grantee.

EXECUTED the 15th day of April 2005.

AGATITE/ML DEVELOPMENT LLC
an Illinois Limited Liability Company

by: Vasile Lohan
Authorized Manager

delSpecWar

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp

379841

\$1,942.50

05/13/2005 08:02 Batch 02231 4

UNOFFICIAL COPY

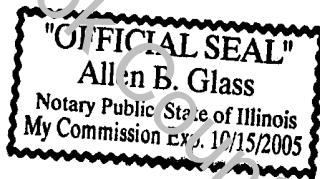
STATE OF ILLINOIS}

COUNTY OF COOK}

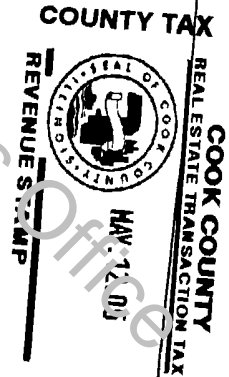
The undersigned, **ALLEN B. GLASS**, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **VASILE LOHAN**, personally known to me to be an authorized Manager of **AGATITE/VL DEVELOPMENT LLC**, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he is such Manager, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 15th day of April 2005.

Allen B. Glass
Notary Public



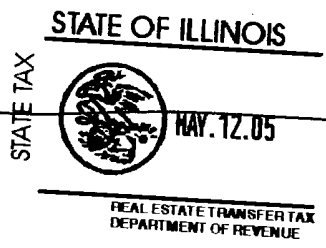
My commission expires: 10/15/2005



0000159738

REAL ESTATE TRANSFER TAX	00129.50
FP326670	

POSTAGE METER SYSTEMS



REAL ESTATE TRANSFER TAX	0025900
FP326669	

0000079853

UNOFFICIAL COPY

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

PARCEL 1:

UNIT NO. 914-2-SOUTH in the **AGATITE HARBOR CONDOMINIUM** as delineated on a survey of the following described property:

Lots 56 and 57 in A.T. Galt's Sheridan Road Subdivision in the East 1/2 of the Northeast 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached to the Declaration of Condominium recorded as Document No. 0503119041 together with an undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to use **BALCCNY RIGHTS B-914-2-SOUTH**, Limited Common Element, as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0503119041.

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.

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.

This deed is subject to:

1. Current non-delinquent real estate taxes and taxes for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record;
5. Applicable zoning and building laws, ordinances and restrictions;
6. The Condominium Property Act of Illinois;
7. Acts done or suffered by the Purchaser;
8. Purchaser's mortgage.

The subject building was completely vacant for over one hundred twenty (120) days prior to the recording of the aforesaid Declaration, and, therefore, no tenant right of first refusal existed.