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SPECIAL WARRANTY DEED

2060805/MTC/HJ/1002



05140411510

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

Doc#: 0514041151
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/20/2005 12:45 PM Pg: 1 of 3

After Recording, Yeverka Rosen + Haugh
Mail To: 180 W. Michigan Ave #1900
Chicago, IL 60601

KNOW ALL MEN BY THESE PRESENTS that **4311 S. FORRESTVILLE 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 **DAVID R. PYLE and JENNIFER J. DUNCAN**, of 980 W. Cullerton, Chicago, IL 60608 ("Grantees") 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 Grantees, not as Tenants in Commons, but as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, the following described property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as:

4315 S. Forrestville, Unit 3-S, Chicago, IL 60653

P.I.N. 20-03-402-003-0000 (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 Grantees, their 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 Grantees, their 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 Grantees.

EXECUTED the 13th day of **May 2005**.

4311 S. FORRESTVILLE LLC
an Illinois Limited Liability Company

by: *Tourea Murphy*
Authorized Manager

M.G.R. TITLE

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STATE OF ILLINOIS}

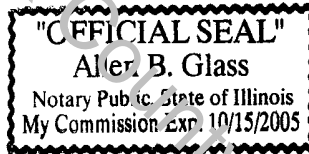
COUNTY OF COOK}

The undersigned, **ALLEN B. GLASS**, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **THOMAS MURPHY**, personally known to me to be an authorized Manager of **4311 S. FORRESTVILLE 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 13th day of **May 2005**.



Notary Public




My commission expires: 10/15/2005

City of Chicago
Dept. of Revenue
380677



Real Estate
Transfer Stamp
\$1,882.50

05/19/2005 12:26 Batch 02235 2


COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAY. 19.05
REVENUE STAMP

0000160530

**REAL ESTATE
TRANSFER TAX**

00125.50

FP326670

STATE TAX
STATE OF ILLINOIS

MAY. 19.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000020309

**REAL ESTATE
TRANSFER TAX**

00251.00

FP326660

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EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

PARCEL 1:

Unit No. 3-S in the **BRONZEVILLE COMMONS CONDOMINIUM** as delineated on a survey of the following described property:

Lots 11 and 12 in Block 1 in B. F. Cronkrite and Company's Subdivision of part of North 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian East of Vincennes Road otherwise known as Lots 1 and 2 of County Clerk's division of a subdivision lands in the Southeast 1/4 of Section 3, all in Cook County, Illinois.

Which survey is attached to the Declaration of Condominium recorded as Document No. 0506227001 with an undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to use Parking Space P- 5, Storage Space S-2, Deck Rights D- 3S, Limited Common Elements, as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0506227001.

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.