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Doc#: 0516702152  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 06/16/2005 10:41 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 31<sup>st</sup> day of May, 2005 between 4700 N. Western Avenue, LLC, created and existing under and by virtue of the laws of the state of Illinois, party of the first part, and Jenna Buda & Matthew Farrell, both Unmarried  
2475 W. Pensacola  
Chicago, IL 60618  
(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged and pursuant to authority of the Manager of party of the first part, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the City of Chicago, County of Cook and State of Illinois and legally described on Exhibit A attached hereto and made a part hereof.

Common Address of Property: Condominium Unit No. 4H  
Parking Unit No. 25  
4700 N. Western Avenue  
Chicago, Illinois 60625

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder and 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 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 its successors and assigns, that during the period that the party of the first part has owned title to the Premises, 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 the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Illinois Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Declaration and Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, which do not affect the use of the Unit as a private residence; (i) utility easements, if any whether recorded or unrecorded; (j) installments due after Closing for regular assessments levied pursuant to the Declaration; (k) rights easements, covenants, conditions, restrictions and reservations contained in the Condominium Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein; and (l) matters over which the title company has agreed to insure.

The party of the first part also hereby grants to the party of the second part, 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 the party of the first part 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.

Attorneys' Title Guaranty Fund, Inc.  
33 N. Dearborn, Suite 650  
Chicago, Illinois 60602-3104  
(312) 372-1735

STATE TAX	STATE OF ILLINOIS  JUN. 8.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	* 0000001037 REAL ESTATE TRANSFER TAX 00389.00 FP326652	COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX  JUN. 8.05 REVENUE STAMP	* 0000016283 REAL ESTATE TRANSFER TAX 00194.50 FP326665
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IN WITNESS WHEREOF, the said party of the first part as caused its name to be signed to these presents by an authorized Manager, the day and year first above written.

4700 N. Western Avenue, LLC

By: Gerard J. Heffernan  
Its: Manager

CITY TAX

**CITY OF CHICAGO**

JUN.-8.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

0000007675

REAL ESTATE TRANSFER TAX
00900.00
FP326650

CITY TAX

**CITY OF CHICAGO**

JUN.-8.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

0000007676

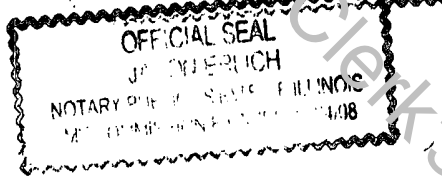
REAL ESTATE TRANSFER TAX
00900.00
FP326650

State of Illinois )  
County of Cook )

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for said County and State, personally came and appeared, Gerard Heffernan, personally known, who declared and acknowledged to me, Notary, that he is the Manager of 4700 N. Western Avenue, LLC, an Illinois limited liability company, that as such duly authorized manager, has signed, sealed, and delivered said instrument as the free and voluntary act and deed of said company, and for the objects and purpose therein set forth.

Given under my hand and notary seal, this 31 day of May, 2005.

Notary Public [Signature]  
My commission expires 1/24/08



This instrument prepared by:  
Jason B. Erlich  
D.A. Marsh, Jr. & Associates  
135 S. LaSalle, Suite 4010,  
Chicago, IL 60603

Send Subsequent Tax Bills To:  
Jenna Buda and Matthew Farrell  
4700 N. Western, Unit 4H  
Chicago, IL 60625

Mail To:  
Jenna Buda and Matthew Farrell  
4700 N. Western, Unit 4H  
Chicago, IL 60625

CITY TAX

**CITY OF CHICAGO**

JUN.-8.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

0000007678

REAL ESTATE TRANSFER TAX
0021750
FP326650

CITY TAX

**CITY OF CHICAGO**

JUN.-8.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

0000007677

REAL ESTATE TRANSFER TAX
00900.00
FP326650

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## Exhibit A

UNIT 4H AND UNIT P-25 IN THE LINCOLN STATION CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 19-22 IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF RIGHT OF WAY OF NORTH WESTERN ELEVATED RAILROAD (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH EAST LINE OF SECTION 13 AFORESAID) IN COOK COUNTY ILLINOIS.

PARCEL 2: LOTS 23 AND 24 (EXCEPT THE EAST 17 FEET IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, LYING NORTH OF RAILROAD RIGHT OF WAY EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

**EXCEPT THAT PART LEGALLY DESCRIBED AS FOLLOWS:**

### COMMERCIAL UNIT 1.

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 16.39 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 32.46 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 19 THROUGH 24, TAKEN AS A SINGLE TRACT, IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF NORTH WESTERN ELEVATED RAILROAD (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 13 AFORESAID, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 24, DISTANT 50.00 FEET WEST OF THE SAID EAST LINE OF SECTION 13; THENCE NORTH ALONG A LINE PARALLEL WITH AND 50.00 FEET WESTERLY DISTANT FROM THE SAID EAST LINE OF SECTION 13, A DISTANCE OF 8.98 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 58 MINUTES 50 SECONDS, MEASURED COUNTER-CLOCKWISE NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 8.05 FEET TO A POINT ON THE EXTERIOR FACE OF A FOUR STORY, BRICK BUILDING, COMMONLY KNOWN AS 4700-4710 NORTH WESTERN AVENUE IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.00 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 23.38 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.96 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.35 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 33.03 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.74 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.35 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.66 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 15.15 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.33 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 59.49 FEET TO THE POINT OF THE BEGINNING.

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## COMMERCIAL UNIT 2:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 16.30 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 32.35 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 19 THROUGH 24, TAKEN AS A SINGLE TRACT, IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF NORTH WESTERN ELEVATED RAILROAD (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 13 AFORESAID, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 24, DISTANT 50.00 FEET WEST OF THE SAID EAST LINE OF SECTION 13; THENCE NORTH ALONG A LINE PARALLEL WITH AND 50.00 FEET WESTERLY DISTANT FROM THE SAID EAST LINE OF SECTION 13, A DISTANCE OF 92.97 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 58 MINUTES 50 SECONDS, MEASURED COUNTER-CLOCKWISE NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 1.02 FEET TO A POINT ON THE EXTERIOR FACE OF A FOUR STORY, BRICK BUILDING, COMMONLY KNOWN AS 4700-4710 NORTH WESTERN AVENUE IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.75 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 5.95 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.93 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.73 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 16.66 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 8.70 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 13.32 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 4.17 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 7.54 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 4.53 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.41 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 26.68 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 56.00 FEET TO THE POINT OF THE BEGINNING.

WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "F" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 6, 2004 AS DOCUMENT 0412744096, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PINS: 13-13-207-026-000; 13-13-207-027-0000; 13-13-207-028-0000; 13-13-207-029-0000

THE FOREGOING PINS AFFECT THE UNDERLYING PROPERTY AND NOT THE SPECIFIC UNIT