

UNOFFICIAL COPY

SPECIAL WARRANTY DEED Statutory (ILLINOIS)



Doc#: 0517442144
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/23/2005 09:00 AM Pg: 1 of 3

THE GRANTOR,
KERLOW RESIDENTIAL DEVELOPMENT, INC. an Illinois corporation and **FIRST PROPERTY GROUP, INC.**, an Illinois corporation, created in and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for the consideration of Ten and 00/100ths (\$10.00) DOLLARS, and for good and other valuable consideration in hand paid, **DEMISES AND CONVEYS** to:

MARK S. KIRSHNER AND EDWINA M. KIRSHNER, husband and wife, as tenants by the entirety,

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

Subject only to:

Property Address: 1500-E Darrow, Evanston, Illinois 606201

Permanent Index Number: 10-13-413-022-0000

In Witness Whereof, said Grantor Kerlow Residential Development, Inc. has caused its name to be signed to these presents by its President and Grantor, First Property Group, Inc., has caused its name to be signed to these presents on this 29th day of April, 2005.

Kerlow Residential Development, Inc.
an Illinois corporation

By: *Eric Kerlow*
Eric Kerlow, Its President

First Property Group, Inc.
an Illinois corporation

By: *Michael Wittenbrink*
Michael Wittenbrink, Its President

CITY OF EVANSTON

Real Estate Transfer Tax

017342

City Clerk's Office

PAID APR 28 2005 AMOUNT \$ 715⁰⁰ XX

Agent *MPM*

Box 334

1 of 2 new copy no other

8253787

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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 ERIC KERLOW, personally known to me to be the President of Kerlow Residential Development, Inc., an Illinois corporation, 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 severally acknowledged that he signed and delivered the said instrument as President pursuant to authority, 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.

(SEAL)

GIVEN under my hand and official seal on April 29, 2005.

Alice W. Aikens
Notary Public OFFICIAL SEAL
ALICE W. AIKENS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02-23-07

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 Michael Wittenbrink, personally known to me to be the President of First Property Group, Inc., an Illinois corporation, 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 severally acknowledged that he signed and delivered the said instrument as President pursuant to authority, 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.

(SEAL)

GIVEN under my hand and official seal on April 29, 2005.

"OFFICIAL SEAL"
JOAN FERRARO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/12/2008
Joan Ferraro
Notary Public

This instrument was prepared by: Joan M. Ferraro, c/o Joan M. Ferraro & Associates, Ltd., 1616 North Dearborn Avenue, Suite 100, Chicago, Illinois 60647.

MAIL TO:
Barbara Coleman, Esq.
555 Skokie Blvd.
Northbrook, Illinois 60062
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

STATE TAX
STATE OF ILLINOIS
JUN. 17.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000086483
REAL ESTATE TRANSFER TAX
0014200
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
JUN. 17.05
REVENUE STAMP

0000086693
REAL ESTATE TRANSFER TAX
0007100
FP 102802

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TOWNHOUSE #1500-E

That part of the South 45 feet (measured on the East line) of Lot 5 and that part of the South 45 feet (measured on the East line) of Lot 6 and that part of the South 45 feet (measured on the East line) of the North and South vacated alley which lies between said Lots 5 and 6, which lie Southeasterly of a line drawn parallel with and a distance of 43.50 feet Southeasterly (measured at right angles) from center line of existing main track (as same was located on May 6, 1960) of Chicago and Northwestern Railroad Company, being the most Southeasterly track of said Main track a now located and established, in Block 12, in Hinman Addition to Evanston, being a Sub. Of the Northwest Quarter of the Southeast Quarter of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the Southeast corner of said tract; thence West on the South line thereof, a distance of 106.08 feet to the place of beginning of the herein described parcel; thence West on the South line of said tract, a distance of 61.74 feet to the Southwest corner of said tract; thence Northerly on the Westerly line of said tract, 49.46 feet to the Northwest corner of said tract; thence East on the North line of said tract, 41.0 feet to a point 108.12 feet West of the Northeast corner of said tract and the center line of a party wall extend North; thence South on the center line of the party wall and its extensions 45.0 feet to the place of beginning

Parcel 2 : EASEMENT FOR INGRESS, EGRESS AND MAINTENANCE AS CREATED BY DECLARATION OF RESTRICTIONS, EASEMENTS, PARTY RIGHTS AND MAINTENANCE FOR 1500 DARROW TOWNHOMES RECORDED AS DOCUMENT 0511939117

Subject to the following, if any: general real estate taxes not yet due and payable; special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations of record contained in the Declaration of Restrictions, Easements, Party Wall Rights and Maintenance for 1500 Darrow Townhomes (the "Declaration") and a reservation by Seller to itself and its successors and assigns for the benefit of all Townhomes, of the rights and easements set forth in the Declaration; easements of record; acts done or suffered by Purchaser, or anyone claiming by, through or under Purchaser; such other matters as to which the Title Insurer commits to insure Purchaser against loss or damage.