

# UNOFFICIAL COPY

Lawyers Unit #03308 Case# 02-13723 PS (Gar)

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **HAWTHORNE PLACE LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located.



Doc#: **0518946073**  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/08/2005 09:46 AM Pg: 1 of 3

(Reserved for Recordors Use Only)

for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Manager of said limited liability company, covenants to warrant and defend said real estate against the lawful claims of persons claiming by, through, or under it and hereby **GRANTS, BARGAINS, SELLS and CONVEYS** to **MICHAEL J. JOHNSON** (collectively, "Grantee"), whose address is:  
1068 Kufrin Way, Lombard, Illinois  
individually, the following described real estate, situated in the City of Chicago, County of Cook to wit:

Unit 2404 in 525 Hawthorne Place Condominium, as delineated on a survey of the following described parcel of real estate:

THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

which survey is attached as an exhibit to the Declaration of Condominium recorded November 7, 2002, as Document Number 0021232465, together with its undivided percentage interest in the common elements.

PARCEL 2:

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 the Declaration for the benefit of the remaining property described therein.

Permanent Index Number (PIN): 14-21-307-057-1172  
Address of Real Estate: 525 Hawthorne Place, Unit 2404 Chicago, Illinois 60657

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

City of Chicago  
Dept. of Revenue  
386526  
06/30/2005 15:36



Real Estate  
Transfer Stamp  
\$2,715.00  
Batch 02263 48


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SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; (b) applicable zoning and building laws and ordinances; (c) covenants and restrictions of record; (d) Declaration of Reciprocal Easements dated march 30, 1979 recorded as Document No. 24937229; (e) Easement Agreement recorded as Document No. 0021017513; (f) matters disclosed by Plat of Survey dated August 16, 2002, Order No. 0250, made by Certified Survey Company; (g) the Condominium Property Act of Illinois, the Condominium Ordinance of the Chicago Municipal Code, and the Declaration of Condominium recorded as Document No. 0021232465 and any amendments thereto, heretofore and hereafter recorded; (h) installments due after Closing of assessments thereto fore and hereafter established and/or levied pursuant to the Declaration, all of which assessments the Grantee agrees to pay; (i) any other matters over which Lawyers Title Insurance Corporation commits to insure by endorsement, policy modification or otherwise; (j) acts of the Grantee; (k) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (l) easements recorded at any time prior to closing; (m) utility easements, whether recorded or unrecorded; and (n) any plat of subdivision affecting the Parcel.

**THE TENANT OF UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL**

**COUNTY TAX**

**COOK COUNTY**  
REAL ESTATE TRANSFER TAX

 JUN. 30.05


REVENUE STAMP

# 0000164782

REAL ESTATE TRANSFER TAX
00181.00
FP326670

**STATE TAX**

**STATE OF ILLINOIS**

 JUN. 30.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000021972

REAL ESTATE TRANSFER TAX
00362.00
FP326660

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal this 13 day of June, 2005.

**HAWTHORNE PLACE, LLC**  
an Illinois limited liability company

By: H. Dasari  
Name: Hema Dasari  
Its: Controller

State of Illinois )  
                              ) ss  
County of Cook     )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that ~~Ganesan Visvabharathy~~ <sup>Hema Dasari</sup> as Manager of **Hawthorne Place, LLC**, an Illinois limited liability company, personally known to be to be the same person whose name 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 said limited liability company, for the uses and purposes herein set forth.

GIVEN under my hand and official seal, this 13 day of June 2005.

Commission expires 1-2 2006

[Signature]  
Notary Public



This instrument prepared by:

Daniel Seltzer, Attorney at Law, 1010 Lake Street, Suite 424, Oak Park, IL 60301

After Recording Mail to: ↑

SEND SUBSEQUENT TAX BILLS TO: