Lawyers Unit #03308 Case# 139 139 23 F.S.

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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 Recorders Use Only)

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for and in consiteration 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, Illi wis

individually, the following described real estate, situated in the City of Chicago, County of Cook to wit:

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

THE NORTHERLY 107.60 FEET OF THE EASTL'RLY 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 Condominion recorded November 7, 2002, as Document Number 0021232465, together with its unlivided percentage interest in the common elements.

PARCEL 2:

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easentents 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

Real Estate Transfer Stamp \$2,715.00

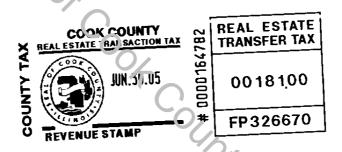
06/30/2005 15:36 Batch 02263 48

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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, which 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





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IN WITNESS	WHEREOF, the, 200 <u>\$</u> .	grantor ha	s hereun	to set	its hand	and s	seal this	<u>13</u>	day o	
			HAWTHORNE PLACE, LLC an Illinois limited liability company							
State of Illinois			By: Name: 1 Its:	Hema D Controll		<u>.</u>				
County of Cook) ss) O x									
company, personal instrument, appear the said instrument purposes herein se	nt as the free and	to be the siday in person	same per n, and acl act of sai	son who	ose name	an II subscr e signe y comp	linois lim ribed to t ed, sealed; pany, for	ited li he fore	ability egoing ivered es and	
Commission expir	es <u>\-\</u> 260	<u> </u>	<u>}</u>				\geq		 ,	
OFFICIAL DANIEL SE NOTARY PUBLIC, STA MY COMMISSION EXF	ELTZER \$ ITE OF ILLINOIS \$ PIRES: 01/02/06 \$			otary P a	1,0	0,				
This instrument pro Daniel	epared by: Seltzer, Attorney a	at Law, 1010	Lake Str	c et, Suit						
After Recording Mai	1 to:)			Ser	ND SUBSEQUE	NT TAX BI	ILLS TO:			