

56da330 UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
INDIVIDUAL TENANCY  
ILLINOIS



UPON RECORDING MAIL TO:

Joe Haffner  
662 Waukegan  
Glenview, IL 60025

Doc#: 0620014335  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/19/2005 01:12 PM Pg: 1 of 3

TICOR TITLE INSURANCE

SEND SUBSEQUENT TAX BILLS TO:

Robert Gilmore  
2131 N. Larrabee, Unit 6307  
Chicago, IL 60614

THIS INDENTURE, made this 12<sup>th</sup> day of June, 2005, between Oz Park Townhomes and Condominiums, LLC, an Illinois limited liability company, party of the first part, and Robert Gilmore of 2027 N. Howe, Chicago, IL, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

2131 N. Larrabee, Unit 6307 Chicago, IL (06) 4  
Common address

Legal Description:

SEE ATTACHED

SUBJECT TO:

(a) General real estate taxes not yet due and payable; (b) Easements, covenants, conditions, restrictions and building lines of record, including any easement established by or implied from the Declaration of Condominium Ownership for Oz Park Gardens Condominiums and Declaration of Covenants and Restrictions, recorded January 31, 2005 as Document Number 0503119000 (the "Condominium Declaration") or amendments thereto, if any; (c) Applicable zoning and building laws or ordinances; (d) Encroachments, if any; (e) Acts done or suffered by Purchaser; (f) Limitations and conditions imposed by the Condominium Property Act of the State of Illinois; (g) Easements, covenants, conditions, restrictions and building lines of record, including easements established by or implied from the Declaration of Covenants, Conditions and Restrictions for planned unit development, recorded September 17, 1971 as Document Number 21625497; (h) the PUD declaration, together with any and all amendments; and (i) the Condominium Declaration.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 in 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, unto the party of the second part, its heirs and assigns forever.

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.

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, its heirs and assigns, that 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

BOX 15

# UNOFFICIAL COPY


The tenant of Unit 6307 has waived or has failed to exercise the right of first refusal.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first written above.

**Permanent Real Estate Index Numbers:**  
14-33-128-050; 14-33-129-053; 14-33-121-061

**Oz Park Townhomes and Condominiums LLC, an Illinois limited liability company**

Dated this 30<sup>th</sup> day of June, 2005

By:   
Its Manager

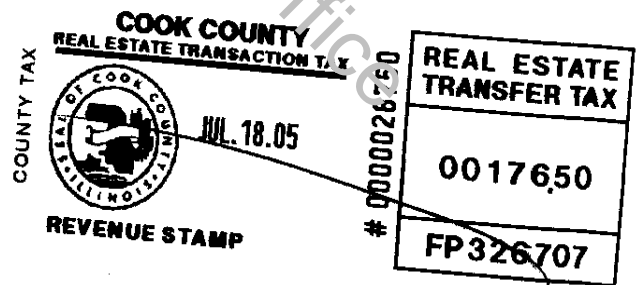
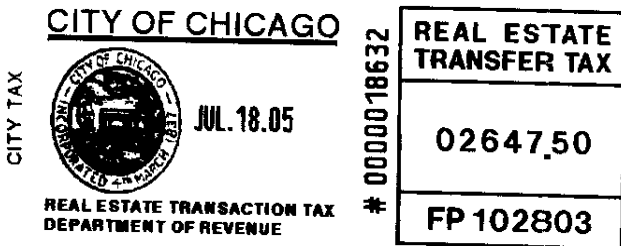
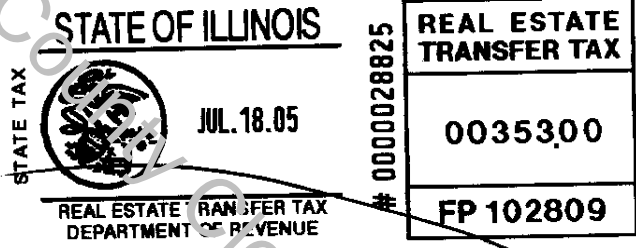
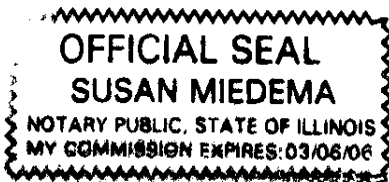
State of Illinois )  
County of Cook ) JSS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert J. Kroupa, personally known to me to be the Manager of Oz Park Townhomes and Condominiums 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 signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30<sup>th</sup> day June, 2005

  
Notary Public

Commission Expires: \_\_\_\_\_, 20\_\_\_\_



**UNOFFICIAL COPY****TICOR TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 2000 000566330 CH

**STREET ADDRESS:** 2131 N. LARRABEE UNIT #6307

**CITY:** CHICAGO

**COUNTY:** COOK COUNTY

**TAX NUMBER:** 14-33-121-061-0000

, 14-33-128-050-0000, 14-33-129-053-000

**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NUMBER 6307 IN THE OZ PARK GARDENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS AND PARTS OF LOTS IN M. REICH'S RESUBDIVISION OF BLOCK 28 IN CANAL TRUSTEE'S SUBDIVISION, CERTAIN LOTS AND PARTS OF LOTS IN BLOCK 1 OF JULIA FOSTER PORTER'S SUBDIVISION AND CERTAIN LOTS AND PARTS OF LOTS AND VACATED ALLEYS ADJACENT THERETO IN BLOCK 23 IN W.E. DOGGETT'S SUBDIVISION OF BLOCK 23 IN CANAL TRUSTEE'S SUBDIVISION, ALL IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0503119000; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS, AND AS SHOWN ON PLAT ATTACHED THERETO, DATED AUGUST 10, 1971 AND RECORDED SEPTEMBER 17, 1971 AS DOCUMENT NO. 21625497 AND FILED AS DOCUMENT NO. LR2581839 AND CREATED BY DRED FROM WALPOLE POINT ASSOCIATES L.L.C TO OZ PARK TOWNHOMES AND CONDOMINIUMS LLC RECORDED APRIL 13, 2004 AS DOCUMENT NOS. 0410441252 - 04104411259.