

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

4356398 (3/4)

THE GRANTOR, FOSTER STREET DEVELOPMENT, LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, GRANTS and CONVEYS to RICHARD STARRETT and DONNA LYKE, 2512 Samaritan Court, San Jose, California 95124, as joint tenants with right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0520247087  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 07/21/2005 01:00 PM Pg: 1 of 2

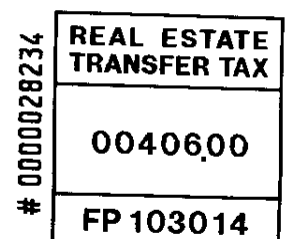
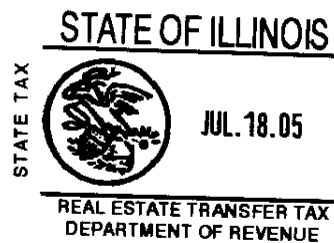
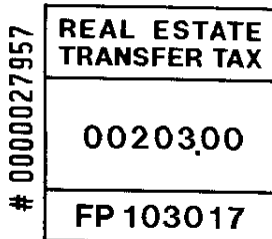
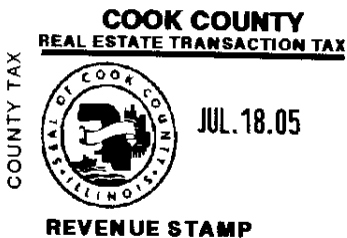
### LEGAL DESCRIPTION:

PARCEL 1: UNIT 819-3N TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS OF THE EVANSHIRE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0510903107 IN LOTS 8 AND 9 IN BLOCK 2 IN WHEELER AND OTHERS SUBDIVISION OF THAT PART LYING WEST OF SHERMAN AVENUE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING LIMITED COMMON ELEMENTS PG.819-3N AND PS819-3N, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO IN COOK COUNTY, ILLINOIS

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

SUBJECT TO: (i) non-delinquent general real estate taxes; (ii) the provisions of the Act and Code, including all amendments thereto; (iii) the provisions of the Condominium Documents including all amendments and exhibits thereto, (iv) applicable zoning and building laws and ordinances and other ordinances of record; (v) encroachments, if any; (vi) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (vii) leases and licenses affecting the Common Elements; (viii) covenants, conditions, agreements, building lines and restrictions of record; (ix) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto; and (x) liens, encroachments and other matters over which the Title Insurance Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in (iv), (v), (vii), (viii) or (ix) above shall not prohibit the Purchaser's use of the Unit as a single-family residence.



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Grantor Also Hereby Grants to the Grantee, its Successors and Assigns, Rights and Easements Appurtenant to the Subject Unit Described Herein, Rights and Easements for the Benefit of Said Unit Set Forth in the Declaration of Condominium, and Grantor Reserves to Itself, its Successors and Assigns as 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.

Since this is new construction, there is no Tenant.

The Grantors Warrant to the Grantee and His Successors in Title That They Have Not Created or Permitted to Be Created Any Lien, Charge or Encumbrance Against Said Real Estate Which Is Not Shown among the Title Exceptions Listed Above; and Grantors Covenant That They Will Defend Said Premises to the Extent of the Warranties Made Herein Against Lawful Claims of All Persons.

**PERMANENT REAL ESTATE INDEX NUMBER:** 11-18-104-021, 11-18-104-022

**ADDRESS OF REAL ESTATE:** 819 Foster Street, Unit 819-3N, Evanston, IL 60201.

**IN WITNESS WHEREOF**, said Grantor has caused its name to be signed to these presents by its Manager this 11<sup>th</sup> day of July, 2005.

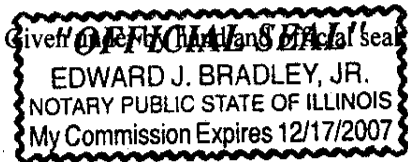
FOSTER STREET DEVELOPMENT, LLC

*Charles R. Staley, as Attorney-in-Fact  
for Gary DeStefano, President*

By: \_\_\_\_\_  
Charles R. Staley, as Attorney-In-Fact  
for Gary DeStefano, President of  
DeStefano Development, Incorporated,  
Manager

STATE OF ILLINOIS    )  
                                  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles R. Staley, personally known to me to be the Attorney-in-Fact for Gary DeStefano, President of DeStefano Development, Incorporated, Manager, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 11<sup>th</sup> day in person and acknowledged that as such Attorney-in-Fact, he signed and delivered the instrument as his free and voluntary act and as the free and voluntary act and deed of Seller, for the uses and purposes therein set forth.



Given in my presence and seal this 11<sup>th</sup> day of July, 2005.  
*Edward J. Bradley, Jr.*  
\_\_\_\_\_  
Notary Public

This instrument was prepared by:

Charles R. Staley  
Attorney at Law  
29 South LaSalle Street, Suite 950  
Chicago, IL 60603

After Recording please mail and send Subsequent Tax Bills to:  
Richard W. Starrett and Donna J. Lyke  
819 Foster Street, Unit 819-3N  
Evanston, IL 60201

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

**CITY OF EVANSTON**

Real Estate Transfer Tax

017231

City Clerk's Office

AMOUNT \$ 2,030.<sup>00</sup>

Agent \_\_\_\_\_