

(10f2)

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SPECIAL WARRANTY DEED



Doc#: 0522902150 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/17/2005 01:39 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH,

That the Grantor, **1523-25 N. Wicker Park 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,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Sean P. Ryan and Jennifer N. Ryan ("Grantee"), ^{married} whose address is 2920 North River Walk Drive, Chicago, Illinois 60618, the following described real estate, to-wit:
As Tenants in the Entirety, not as Joint Tenants or / Not as Tenants in Common.

PARCEL 1: UNIT 1523-3 AND P-8 & P-9 IN THE MANOR ON WICKER PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOTS 32 AND 33 AND THE SOUTH EASTERLY HALF OF LOT 34, ALL IN BLOCK 5 IN D.S. LEE'S ADDITION TO CHICAGO IN SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 05227332024, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF ROOF RIGHTS, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

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

The Tenant of the unit had no right of first refusal.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Declaration, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) 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; (f) easements recorded at any time prior to closing; (g) covenants, conditions,

C.T.I.C. 8278750 D2 KARSA

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EAHS

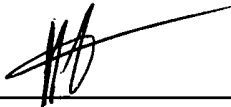
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restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.


Permanent Real Estate Index Number: 17-06-207-023-0000
Commonly known as: 1523-25 N. Wicker Park, Unit ~~1523~~ and Parking Unit ~~829~~, Chicago, IL 60622


IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 15th day of August, 2005.

1523-25 N. WICKER PARK LLC,
an Illinois limited liability company

By: 
Kenneth E. Motew, Manager

STATE TAX		AUG. 16. 05	# 0000003481	REAL ESTATE TRANSFER TAX
				00424.50
				FP 103024
				REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COUNTY TAX		AUG. 16. 05	# 0000001456	REAL ESTATE TRANSFER TAX
				00212.25
				FP 103022
				REAL ESTATE TRANSACTION TAX REVENUE STAMP

CITY TAX		AUG. 16. 05	# 0000002245	REAL ESTATE TRANSFER TAX
				03184.00
				FP 103023
				REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

