

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 12th day of August, 2005, between 901 CORNELIA LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and

SCOTT SILVER, of 2347 W. Wilson Apt. 1, Chicago, Illnois AND ELIZABETH MCRAN, of 1225 W. Diversey Parkway #'04, Chicago, Illinois, as joint tenants, of party of the second part,



Doc#: 0522902164 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 08/17/2005 02:08 PM Pg: 1 of 3

This space reserved for Recorder.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in har a paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real es ate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:

UNIT 909-1N IN THE CORNELIA GARDENS CONDOMINUUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 15 TO 17, BOTH INCLUSIVE, IN MITCHELL AND O'DEA'S SUCDIVISION OF LOT 2 (EXCEPT THE SOUTH 49.00 FEET THEREOF, AND EXCEPT THE EAST 50.00 FEET OF THE WEST 190.55 FEET THEREOF CONVEYED TO THE NORTH WESTERN ELEVATED RAILROAD COMPANY) IN THE CIRCUIT COURT PARTITION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK C DUNTY, ILLINOIS, WHICH SURVEY IS ATTACH AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 4, 2004, AS DOCUMENT NUMBER 0427819095, TOGETHER WITH AN UNDIVITED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER, S.L.-27, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED.

THE TENANT OF THIS UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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 set forth in said Declaration 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.

Box 400-CTCC

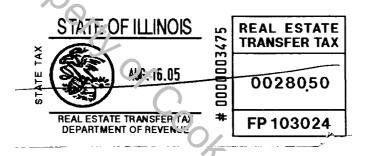
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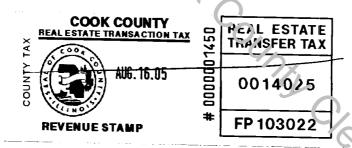
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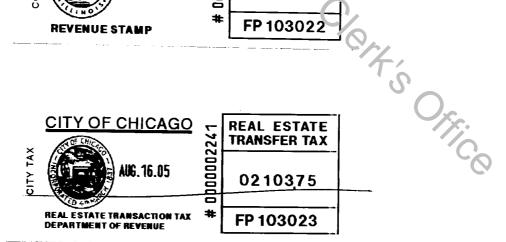
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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim same, by, through or under it, subject to:: (1) general real estate taxes not due and payable at the time of Closing; (2) special taxes and assessments for improvements not yet completed; (3) applicable zoning and building laws and building line restrictions, and ordinances; (4)acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) streets and highways, if any; (6) party wall rights and agreement, if any; (7) encroachments (provided such do not materially adversely affect the intended use of the Unit); (8) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration, as amended from time to time; (9) the Condominium Property Act of Illinois (the "Act"); (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser, and (11) in rall nents due after closing for assessments levied pursuant to the Declaration.

Permanent Real Estate Index Numbers: 14-20-410-005-0000 Address of real estrice: 909 Cornelia, Unit 1N, Chicago, Illinois 60657

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

901 CORNELIA, LLC, an Illinois limited liability company

Name: Christopher Feurer

Its: Member

STATE OF ILLINOIS

COUNTY OF COOK

Coop Court I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Feurer, as Member of 901 CORNELIA, LLC, who is personally ano yn to me to be the same person whose name is subscribed to the foregoing instrument as such Member of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and proposes therein set forth.

GIVEN under my hand and notarial seal this 12th day of August,

After Recording Mail To: Warren E. Silver 1700 W. Irving Park Road Suite 102 Chicago, IL 60613

This instrument was prepared by: Steven L. DeGraff Weinberg Richmond LLP 333 West Wacker Drive, Suite 1800 Chicago, Illinois 60606

Send Subsequent Tax Bills To: Scott Silver and Elizabeth Mora 909 W. Cornelia, Unit 1N Chicago, Illinois 60613