

UNOFFICIAL COPY



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

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, Illinois AND ELIZABETH MORAN, of 1225 W. Diversey Parkway #104, Chicago, Illinois, as joint tenants, of party of the second part,

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 hand 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 estate, 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 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 15 TO 17, BOTH INCLUSIVE, IN MITCHELL AND O'DEA'S SUBDIVISION 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 COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 4, 2004, AS DOCUMENT NUMBER 0427819095, TOGETHER WITH AN UNDIVIDED 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.

E.R.H.S.
3/0

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS


STATE TAX  AUG. 16.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003475

REAL ESTATE TRANSFER TAX
0028050
FP 103024

COOK COUNTY


COUNTY TAX  AUG. 16.05

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000001450

REAL ESTATE TRANSFER TAX
0014025
FP 103022

CITY OF CHICAGO

CITY TAX  AUG. 16.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002241

REAL ESTATE TRANSFER TAX
0210375
FP 103023

