

# UNOFFICIAL COPY



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THIS INSTRUMENT PREPARED  
BY:

Doc#: 0523835006 Fee: \$32.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/26/2005 07:17 AM Pg: 1 of 5

Brian Meltzer  
MELTZER, PURTILL & STELLE LLC  
1515 East Woodfield Road  
Second Floor  
Schaumburg, Illinois 60173-5431

ABOVE SPACE FOR RECORDER'S USE ONLY

32192\001\0006

04/20/05

TICOR TITLE INSURANCE

## SPECIAL WARRANTY DEED

This indenture, made this 26<sup>th</sup> day of July, 2005, between 450 Briar, 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, Grantor, and Hal S. Roskin of 450 Briar 7F, Chicago, Illinois 60657, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, Hal S. Roskin and to his 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:

As more fully described in Exhibit A attached hereto (the "Unit").

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 Grantor, either in law or 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 Grantee, their heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, his 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 DEFEND, subject to:

(a) General real estate taxes and installments of special assessments not yet due and payable;

BOX 15

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- (b) the Illinois Condominium Property Act;
- (c) the Declaration, including all Exhibits thereto, as amended from time to time;
- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) encroachments, if any; and
- (i) acts done or suffered by Grantee.

Permanent Real Estate Index Number(s): 14-28-103-035, 036 and 037

Address(es) of real estate: Unit 12A and G51 , 450 Briar Place, Chicago, IL 60657


IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Member the day and year first above written.

450 BRIAR PLACE, LLC, an Illinois limited liability company

By: [Signature]  
Its Member

STATE TAX

**STATE OF ILLINOIS**



AUG. 23. 05


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000029626

REAL ESTATE TRANSFER TAX
0025300
FP 102809

CITY TAX

**CITY OF CHICAGO**



AUG. 23. 05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE


# 0000019237

REAL ESTATE TRANSFER TAX
01897.50
FP 102803

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX



AUG. 23. 05

REVENUE STAMP

# 0000029548

REAL ESTATE TRANSFER TAX
00126.50
FP 326707

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STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, Elka Nelson, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert J. Kraup 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 he/she signed and delivered the foregoing instrument pursuant to authority, given by 450 BRIAR PLACE, LLC for the uses and purposes therein set forth.

Given under my hand and official seal this 20<sup>th</sup> day of July, 2005.

Elka Nelson  
 Notary Public

Commission expires: \_\_\_\_\_



MAIL TO:

KAREN COVY  
180 N. LASALLE #2424  
CHICAGO IL 60601

SEND SUBSEQUENT TAX BILLS TO:

HAL ROSKIN  
 (NAME)  
450 BRIAR PLACE #13A  
 (ADDRESS)  
CHICAGO IL 60657  
 (CITY, STATE AND ZIP)

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

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2N  
2N  
12A G-51

## EXHIBIT A

UNIT 814 and 895 IN THE 450 BRIAR PLACE CONDOMINIUM, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR 450 BRIAR PLACE CONDOMINIUM, RECORDED IN COOK COUNTY, ILLINOIS ON July 8, 2005 ("DECLARATION"), AND AS DELINEATED ON EXHIBIT C TO THE DECLARATION, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF.

Grantor also hereby grants to 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 and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

Property of Cook County Clerk's Office

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

STREET ADDRESS: 450 W. BRIAR PLACE

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 14-28-103-035-0000

Unit 12A  
14-28-103-036-0000

LEGAL DESCRIPTION:

+ 14-28-103-037-0000

UNIT NUMBER 12A AND 651 IN THE 450 BRIAR PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 8 FEET OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 IN BLOCK 2 IN OWNER'S DIVISION OF BRAUCKMAN'S AND GEHRKE'S SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0518944061; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office