

# UNOFFICIAL COPY



Doc#: 0524405310 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/01/2005 02:28 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of August, 2005, between PRATT DEVELOPMENT, INC., a corporation 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

*6. [Signature] in common*  
ROBERT GOODWIN AND CARMEN M. LOPEZ, as joint tenants of 2630 W. D Medill, Chicago, IL, 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 corporation, 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:

UNIT 1633-3N IN THE PRATT BOULEVARD PLACE II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
THE WEST 16 FEET OF LOT 1 AND ALL OF LOTS 2,3 AND 4 IN MANN'S ADDITION TO ROGERS PARK, A SUBDIVISION IN THE NORTH 1/3 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 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 MAY 18, 2005, AS DOCUMENT NUMBER 0513839060, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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

STATE TAX	
	AUG. 31.05
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000003607	REAL ESTATE TRANSFER TAX
	00185.00
	FP 103024

COUNTY TAX	
	AUG. 31.05
REVENUE STAMP	
# 0000001584	REAL ESTATE TRANSFER TAX
	00092.50
	FP 103022

*[Handwritten initials]*

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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.

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 the Grantee or anyone claiming by, through or under the Grantee; (5) streets and highways, if any; (6) party wall rights and agreements, 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) Cross Easement Agreement, if any; (10) the Condominium Property Act of Illinois (the "Act"); (11) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and (12) installments due after closing for assessments levied pursuant to the Declaration. Condominium Ordinance.

Permanent Real Estate Index Numbers: 11-31-408-006-0000

Address of real estate: 1633 West Pratt, Unit 3N, Chicago, Illinois 60626

**IN WITNESS WHEREOF**, 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.

**PRATT DEVELOPMENT INC.**, an Illinois corporation

By: \_\_\_\_\_  
Name: Christopher Feurer  
Its: President

STATE OF ILLINOIS    )  
  )  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Feurer, as President of Pratt Development, Inc., who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of said corporation, 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 corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30th day of August, 2005.

*Anne Wubbolding*  
\_\_\_\_\_  
Notary Public

After Recording Mail To:  
Thomas Craig  
20 N. Clark Street  
Chicago, IL 60602


Send Subsequent Tax Bills To:  
Robert Goodwin and Carmen Lopez  
1633 W. Pratt, Unit 3N  
Chicago, IL 60626



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

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**CITY OF CHICAGO**



**CITY TAX**

**REAL ESTATE TRANSFER TAX**

**AUG 31 05**

**01387.50**

**FP 103023**

**# 0000002347**

**REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE**