

UNOFFICIAL COPY



Doc#: 0526333139 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2005 10:28 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

Property

The above space reserved for Recorder's use only.

THIS INDENTURE, made, July 29, 2005 between **525 Chicago Avenue Corp.**, an Illinois Corporation duly authorized to transact business in the State of Illinois, party of the first part, and Patrick D. Dabbs and Rani H. Dabbs, as Joint Tenants with rights of survivorship, and not as Tenants in Common, 600 S. Dearborn Unit 1102, Chicago, IL, 60605, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

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 the party of the first part, 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 the party of the second part, his/her/their heirs and assigns forever.

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, his/her/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 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 those exceptions listed on Exhibit A attached hereto.

DN
010
055686
1881

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Property of

STATE OF ILLINOIS
 SEP. - 6.05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000010906

REAL ESTATE TRANSFER TAX
00400.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 SEP. - 6.05
 REVENUE STAMP

0000010990

REAL ESTATE TRANSFER TAX
00200.00
FP 103032

Cook County Clerk's Office

UNOFFICIAL COPYEXHIBIT A

PARCEL 1 (#525"I"): THAT PART OF LOT 1 IN DOMINICK'S CONSOLIDATION OF LOTS 15 THROUGH 28, BOTH INCLUSIVE, IN BLOCK 5 IN KEENEY AND RINN'S ADDITION TO EVANSTON, A SUBDIVISION IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 06° 00' 05" WEST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 307.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83° 59' 55" WEST, 19.48 FEET; THENCE NORTH 06° 00' 05" WEST, 5.00 FEET; THENCE NORTH 83° 59' 55" EAST, 1.33 FEET; THENCE NORTH 06° 00' 05" WEST 37.00 FEET; THENCE NORTH 83° 59' 55" EAST, 18.14 FEET; THENCE SOUTH 06° 00' 05" EAST, 42.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS DECLARED IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE COURTS OF EVANSTON TOWNHOMES RECORDED AS DOCUMENT NUMBER 0317831024.

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or assessments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other townhouse documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/their 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, aforesaid, and the party of the first part 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.

Common Address: 525 Chicago Ave. Unit I
Evanston, Illinois 60202

Permanent Index Numbers: 11-19-413-067-0000 vol059