

SPECIAL WARRANTY DEED

UNOFFICIAL COPY



Doc#: 0526935010 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/26/2005 07:17 AM Pg: 1 of 3

THIS AGREEMENT, made this 2 day of Sept, 2005, by and between Mahavir Enterprises, L.L.C., an Illinois 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 Patrick Pierre, of the City of Chicago, State of Illinois, GRANTEE, WITNESSETH, that the Grantor, for and in consideration of the sum of TEN and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's heirs and assigns, FOREVER, not as tenants in common but in tenancy by the entirety, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

\* AND FRANK DESE P. PIERRE

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED  
HERETO AND MADE A PART HEREOF

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 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 the Grantee, the Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and the Grantee's 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 CONVEY, and will warrant only and exclusively to those matters by, through or under the Grantor, and to those matters stated on Exhibit "A" attached hereto and made a part hereof.

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

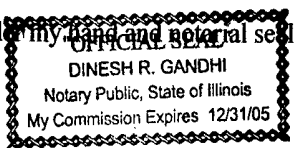
Mahavir Enterprises, L.L.C.  
an Illinois limited liability company

STATE OF ILLINOIS )  
COUNTY OF COOK )

By: Kamal Chhabra  
Its Manager

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that the above person is personally known to me to be the Manager of Mahavir Enterprises, L.L.C., an Illinois limited liability company, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument by the authority given to him by the Manager and Members of said company pursuant to its Operating Agreement as the free and voluntary act and deed of said company, for the uses and purposes set forth.

Given under my hand and official seal 31<sup>st</sup> day of Aug, 2005.



Dinesh Gandhi  
Notary Public

This instrument prepared by: Tamari & Blumenthal, 980 N. Michigan Ave., 14<sup>th</sup> Floor, Chicago, IL 60611

After recording, return to: Patrick Pierre 2224 W. Palmer St. Chicago IL 60614

Send Subsequent Tax Bills to:

BOX 15


567207

TELVOL

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STATE TAX

**STATE OF ILLINOIS**



SEP. 21. 05


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000030083

REAL ESTATE TRANSFER TAX
00250.00
FP 102809

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



SEP. 21. 05


REVENUE STAMP

# 0000030007

REAL ESTATE TRANSFER TAX
00125.00
FP326707

CITY TAX

**CITY OF CHICAGO**



SEP. 21. 05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000019687

REAL ESTATE TRANSFER TAX
01875.00
FP 102803

Property of Cook County Clerk's Office

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EXHIBIT "A"

## LEGAL DESCRIPTION

UNITS 5 AND P-5 IN THE PALACE ON HALSTED CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**SUB-PARCEL 1:**

LOT 1 AND THE NORTH 21 FEET OF LOT 2 IN REYNOLDS' SUBDIVISION OF THE EAST 5 ACRES OF OUT LOT 14 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**SUB-PARCEL 2:**

THE SOUTH 25 FEET OF LOT 13 IN MC DAID'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 5 ACRES OF BLOCK 9 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0511919049; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

commonly known as: 2660 N. Halsted, Unit 5 and P-5, Chicago, Illinois 60622

Part of Permanent Index No.: 14-29-407-064 and -065

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, AND GRANTEE'S 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 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; GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT; LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS, OR PORTIONS THEREOF, IF ANY; AND, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, ENCROACHMENTS, BUILDING LINE RESTRICTIONS AND ANY VIOLATIONS THEREOF AND USE OR OCCUPANCY RESTRICTIONS.

THE UNIT IS NOT OCCUPIED BY ANY TENANT, AND THE PRIOR TENANT, IF ANY, WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.