

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0527139086 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/28/2005 02:07 PM Pg: 1 of 3

RECORDER'S STAMP

THE GRANTOR, Kinzie Park L.L.C., an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid and pursuant to authority given by the Manager of said Company, CONVEYS AND WARRANTS to

Julie A. Edwards., 501 N. Clinton #902, Chicago, IL 60610, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" 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 party of the first part, either in law or equity, or, in and to the above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it, subject to:

SEE ATTACHED EXHIBIT "A"

Permanent Index Number(s): 17-09-112-106-1298

Property Address: 501 North Clinton, #P-141, Chicago, IL 60610

In Witness Whereof, said Grantor has executed this Deed by its Manager, this 26th day of August, 2005.

KINZIE PARK L.L.C., an Illinois limited liability company

By: [Signature]

Its: [Signature]

Near North National Title
222 N. LaSalle
Chicago, IL 60601

10/10/05 1597 CC 1041

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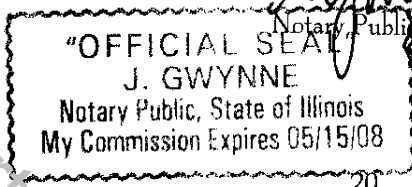
STATE OF ILLINOIS
County of Cook

} ss.
}

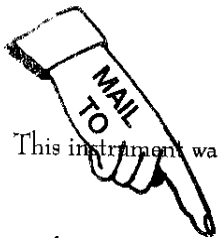
The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT STEPHANIE CANTRELL personally known to me to be the Authorized Agent of KINZIE PARK L.L.C., an Illinois limited liability company, appeared before me this day in person, and severally acknowledged that as such Authorized Agent, he signed, sealed and delivered this instrument pursuant to authority given by the Board of Managers of said company, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20th day of AUGUST, 2005.

[Handwritten Signature]



My commission expires on _____, 20____.



This instrument was prepared by Stephanie Cantrell, 350 W. Hubbard Street Chicago IL 60610

Mail to:

SEND SUBSEQUENT TAX BILLS TO:

Julie A. Edwards _____
(Name)

Julie A. Edwards _____
(Name)

501 N. Clinton #902 _____
(Address)

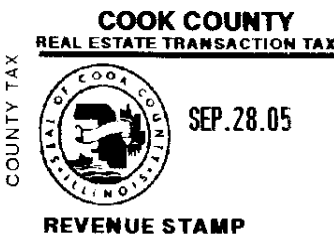
501 N. Clinton #902 _____
(Address)

Chicago, IL 60610 _____
(City, State, Zip Code)

Chicago, IL 60610 _____
(City, State, Zip Code)

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative



# 0000007905	REAL ESTATE TRANSFER TAX
	0000125
	FP326657

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

PARKING SPACE P-141 IN THE KINZIE PARK TOWER CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 22 IN KINZIE PARK SUBDIVISION BEING A RESUBDIVISION OF LOTS, BLOCKS, AND VACATED STREETS AND ALLEYS IN WABANSIA IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1999 AS DOCUMENT NUMBER 99712460 IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 13, 2000 AS DOCUMENT NUMBER 00980340, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR KINZIE PARK HOMEOWNERS ASSOCIATION RECORDED MAY 27, 1999 AS DOCUMENT NUMBER 99514088.

By the acceptance of this deed, the Grantee acknowledges and has actual notice of the nature of the area generally surrounding the Property, specifically the presence of manufacturing uses, heavy truck and train traffic and the loading and unloading of trucks and train cars occurring adjacent thereto and that properties adjacent to and across from the Property are classified within a manufacturing zoning district. The Grantee has notice of commercial traffic which uses adjacent streets and railroads and may do so at any time and further understands that the adjacent properties any be developed and used for manufacturing uses consistent with the regulations contained within the Chicago Zoning Ordinance.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Declaration of Covenants, Conditions, Restrictions, Easements and By-Laws for Kinzie Park Tower Condominium Association and Declaration of Easements, Restrictions, Covenants and By-Laws for Kinzie Park Homeowners Association Declaration the same as though the provisions of said Declarations were recited and stipulated at length herein.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

