

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS



UPON RECORDING MAIL TO:

~~Jeffrey J. Stahl~~
~~Stahl Cowen Crowley LLC~~
~~55 West Monroe, Suite 500~~
~~Chicago, Illinois 60603~~

DAN Smyth
1900 Spring Rd #204
Oak Brook, IL 60523

Doc#: 0527842092 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/05/2005 09:51 AM Pg: 1 of 3

1 of 3

SEND SUBSEQUENT TAX BILLS TO:

~~John F. Quinn~~ FRANK J. Panzeca
~~323 West Dickens~~ 207 W. Army Trail Rd
~~Chicago, Illinois 60614~~ Bloomingdale, IL 60108

The grantor, Clark and Dickens LLC, an Illinois limited liability company, ("Grantor"), of 360 North Michigan Avenue, Chicago, Illinois 60611, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Frank J. Panzeca and Maureen Panzeca, **not as Tenants in Common but as Joint Tenants** ("Grantee"), of 207 West Army Trail Road, Bloomingdale, Illinois 60108, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

END

SEE ATTACHED EXHIBIT A

and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: **covenants, conditions and restrictions of record and general real estate taxes for the year 2004 and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.**

WP 8377627

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises **not as Tenants in Common but as Joint Tenants** forever.

Permanent Real Estate Index Number: 14-33-208-001-0000; 14-33-208-022-0000
Address of real estate: 2060 North Clark Street, Chicago, Illinois

Dated this this 29th day of July, 2005.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
394385 \$6,000.00
08/24/2005 11:05 Batch 11882

SELLER:

Clark and Dickens LLC, an Illinois limited liability company

By:
Jeffrey J. Stahl, Member

COULD

STATE OF ILLINOIS	
	SEP. 29. 05
STATE TAX	REAL ESTATE TRANSFER TAX
	0080000
# 0000089600	FP 102808

COOK COUNTY REAL ESTATE TRANSACTION TAX	
	SEP. 29. 05
COUNTY TAX	REAL ESTATE TRANSFER TAX
	0040000
# 0000089821	FP 102802

Box 334
NOT RH ST

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State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, THAT Jeffrey J. Stahl, personally known to me to be a Member of Clark and Dickens LLC, an Illinois limited liability company, and personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of July, 2005.




Notary Public

This instrument prepared by:

Teresa Tallarita Campbell, Esq.
Stahl Cowen Crowley LLC
55 West Monroe Street
Suite 500
Chicago, Illinois 60603

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

COMMERCIAL PARCEL 1:

THAT PART OF SUB-LOT 1 IN THE SUBDIVISION OF LOT 1 IN BLOCK 31 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION + 34.78 FEET. (CITY OF CHICAGO DATUM, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.32 FEET. SOUTH OF THE NORTH LINE AND 1.24 FEET. WESTERLY OF THE EASTERLY LINE OF THE ABOVE DESCRIBED SUB-LOT 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE FINISHED SURFACE OF THE INTERIOR WALLS OF THE FIRST FLOOR OF THE 4 STORY BRICK BUILDING (COMMONLY KNOWN AS 2060 N. CLARK ST.); THENCE SOUTHEASTERLY ALONG THE FINISHED SURFACE OF WALL, A DISTANCE OF 42.85 FEET; THENCE WEST, 31.25 FEET.; THENCE SOUTH, 0.10 FEET.; THENCE WEST, 3.45 FEET.; THENCE NORTH, 1.35 FEET.; THENCE WEST, 0.65 FEET.; THENCE SOUTH 1.55 FEET.; THENCE WEST 13.96 FEET.; THENCE NORTH 5.73 FEET.; THENCE EAST 13.98 FEET.; THENCE SOUTH, 1.03 FEET.; THENCE EAST, 0.65 FEET.; THENCE NORTH, 18.88 FEET.; THENCE EAST, 0.20 FEET.; THENCE NORTH, 15.88 FEET.; THENCE EAST, 18.33 FEET. TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

(ALL CALLS ARE ALONG THE FINISHED SURFACE OF WALL)

COMMERCIAL PARCEL 2:

THAT PART OF SUB-LOT 1 IN THE SUBDIVISION OF LOT 1 IN BLOCK 31 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING AT AND ABOVE A HORIZONTAL PLANE AT ELEVATION + 12.70 FEET. (CITY OF CHICAGO DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 21.56 FEET. (CITY OF CHICAGO DATUM), MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.32 FEET. SOUTH OF THE NORTH LINE AND 1.24 FEET. WESTERLY OF THE EASTERLY LINE OF THE ABOVE DESCRIBED SUB-LOT 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE FINISHED SURFACE OF THE INTERIOR WALLS OF THE BASEMENT OF THE 4 STORY BRICK BUILDING (COMMONLY KNOWN AS 2060 N. CLARK ST.); THENCE SOUTHEASTERLY ALONG THE FINISHED SURFACE OF WALL, A DISTANCE OF 19.68 FEET.; THENCE WEST 22.57 FEET.; THENCE SOUTH, 11.84 FEET.; THENCE WEST, 3.35 FEET.; THENCE NORTH, 29.88 FEET.; THENCE EAST, 18.37 FEET. TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

(ALL CALLS ARE ALONG THE FINISHED SURFACE OF WALL)

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, RESTRICTIONS, AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0512234019.