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SPECIAL WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0533353032 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/29/2005 11:50 AM Pg: 1 of 4

THE GRANTOR, 2918-20
Lincoln LLC, an Illinois
limited liability company,
located in Riverwoods,
Illinois, for and in
consideration of TEN &
00/100 DOLLARS,

and other good and valuable consideration in hand paid, Remised, Releases, Conveys and
Confirms unto THE GRANTEE(S), Anthony Clarke, an unmarried man, of
Brookfield, Illinois,

GIT

all right, title and interest of Grantor in the following described Real Estate situated in the
County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

See "Subject Only To" attached hereto and made a part hereof.

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 the Property in fee simple unto Grantee and its successors, heirs and
assigns, forever;

AND Grantor hereby covenants with Grantee and its successors, heirs and assigns, that Grantor
hereby specially warrants the title to said Property and will defend the same against unlawful
claims of all persons claiming by, through or under Grantor, but not otherwise.

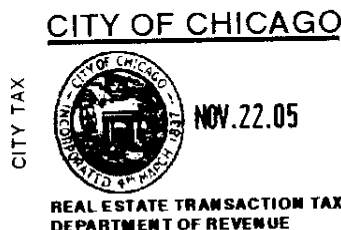
Permanent Real Estate Index Number: 14-29-122-048-0000 (underlying)

Address of Real Estate: 2918 N. Lincoln Ave., Unit 2F
Chicago, IL 60657

Dated this 16th day of November, 2005

2918-20 Lincoln LLC, an Illinois limited liability company

By: [Signature]
Its Manager



# 0000016669	4
REAL ESTATE TRANSFER TAX	
0187500	
FP 103018	

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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 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.

THE TENANT OF THIS UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR THE TENANT DID NOT HAVE AN OPTION TO PURCHASE THE UNIT.

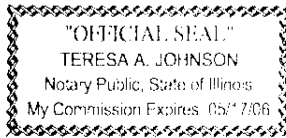
STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew Rutenberg, Manager of 2918-20 Lincoln LLC, personally known 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of November, 2005



Teresa A. Johnson (Notary Public)

Prepared By:

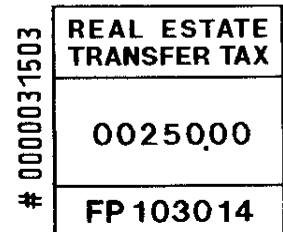
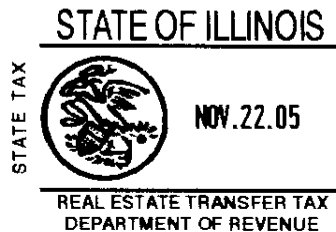
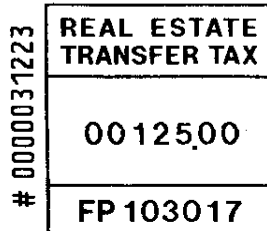
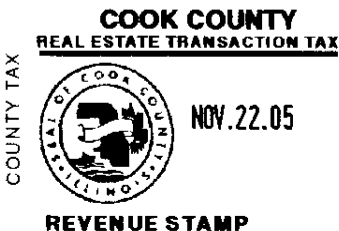
Daniel M. Loewenstein
Evans, Loewenstein, Shimanovsky & Moscardini, Ltd.
130 S. Jefferson St., #500
Chicago, IL 60661

Mail to:

Dan Rousakis
2627 W. Lake St., Ste. 203
River Forest, IL 60305

Name & Address of Taxpayer:

Anthony Clarke
2918 N. Lincoln Ave., Unit 2F
Chicago, IL 60657



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LEGAL DESCRIPTION

UNIT RU-2918-2F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2918-20 N. LINCOLN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0531903112, IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2918 N. Lincoln Ave., Unit 2F, Chicago, IL 60657

Permanent Index Number: 14-29-122-048-0000

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SUBJECT ONLY TO the following matters (the “Permitted Exceptions”): (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) other assessments or installments thereof not due and payable at the time of Closing; (3) the Act; (4) the Condominium Declaration, (5) public, private and utility easements which do not adversely affect Purchaser’s use of the Unit and/or Parking Space Unit or Common Elements, (6) covenants, conditions and restrictions of record that do not interfere with Purchaser’s use of the Unit and/or Parking Space Unit or the Common Elements; (7) applicable zoning, and building laws, ordinances and restrictions; (8) leases and licenses affecting the Common Elements; (9) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at the time by using the funds to be paid upon delivery of the Deed; (10) matters over which the Title Insurer is willing to insure; (11) acts done or suffered by the Purchaser; (12) Purchaser’s mortgage, if any; (13) the Declaration; (14) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for roads and highways, if any.

Property of Cook County Clerk's Office