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05347411180

Doc#: 0534741118 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/13/2005 12:28 PM Pg: 1 of 4

Eugene Moore
SPECIAL WARRANTY DEED

THIS INDENTURE, made this 2nd day of December, 2005, between the Grantor, **1701 Western, Inc.**, an Illinois corporation, party of the first part, and the Grantee, **BNC BUILDERS, INC.**, an Illinois corporation, party of the second part, WITNESSETH, that the party of the first part, 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 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 its heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A

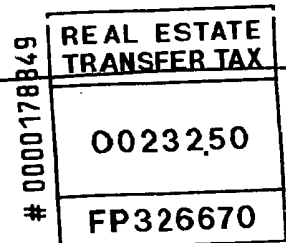
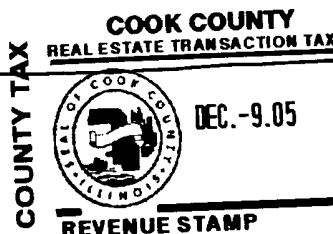
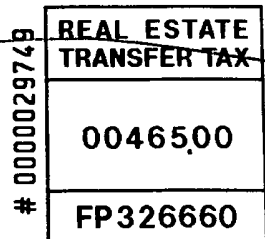
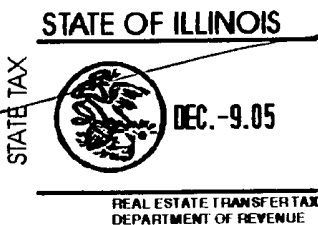
Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the 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, its 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, its 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: See Exhibit B attached hereto and hereby made a part hereof.

Commonly Known As: 1727 North Western Avenue, Chicago, Illinois 60647

Permanent Index No: **14-31-319-003-0000** [affects subject real estate and other underlying land]
14-31-319-004-0000 [affects subject real estate and other underlying land]
14-31-319-005-0000 [affects subject real estate and other underlying land]

M.G.R. TITLE



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IN WITNESS WHEREOF, said party of the first part has hereto affixed its name the day and month and year first above written.

1701 WESTERN, INC.,
an Illinois corporation

By: X [Signature]
Name: Krzysztof Karbowski
Its: President and Secretary

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, John E. Lovestrand, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Krzysztof Karbowski, personally known to me to be the President and Secretary of 1701 WESTERN, INC., an Illinois corporation, and 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 as such President and Secretary, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 2nd day of December, 2005.

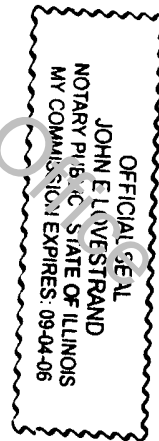
[Signature]
Notary Public

Commission expires 9-4-2006

This instrument was prepared by: John E. Lovestrand, Esq.
PALMISANO & LOVESTRAND
19 South LaSalle Street
Suite 900
Chicago, Illinois 60603

Upon recording return to: John E. Lovestrand, Esq.
PALMISANO & LOVESTRAND
19 South LaSalle Street
Suite 900
Chicago, Illinois 60603

Send subsequent tax bills to: **BNC Builders, Inc.**
1000 North Milwaukee Avenue
Chicago, Illinois 60622
Attn: **Brian Finger**



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
408136 \$3,487.50
12/09/2005 11:58 Batch 02252 4



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Exhibit A

Legal Description

THE NORTH 28.00 FEET OF THE SOUTH 139.50 FEET OF A TRACT OF LAND CONSISTING OF LOTS 4, 5, 6, 7, 8, 9, 10 AND 11 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31) IN BLOCK 3 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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14-31-319-004-0000 [affects subject real estate and other underlying land]
14-31-319-005-0000 [affects subject real estate and other underlying land]

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Exhibit B

Permitted Exceptions

- (a) General taxes not due and payable at the time of Closing;
- (b) Building, building line and use or occupancy restrictions, if any;
- (c) Covenants, conditions and restrictions of record, if any;
- (d) Zoning and building laws or ordinances;
- (e) Roads and highways, if any;
- (f) Covenants and easements heretofore created in favor of public utilities and the City of Chicago and reserved by the Grantor for the installation and maintenance of public utility facilities such as, but not limited to, lines, mains, pipes, poles, wires, tunnels, basins and equipment with right of access thereto for necessary maintenance;
- (g) Acts or omissions of Grantee; and
- (h) Declaration of Easements, Covenants, and Restrictions for the 1717-1735 N. Western Development Master Association for the 1717-1735 N. Western Development Property recorded in the Office of the Cook County Recorder of Deeds.