



Doc#: 0536342156 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/29/2005 10:58 AM Pg: 1 of 3

**SPECIAL WARRANTY DEED**  
**Statutory (Illinois)**

**THE GRANTOR**, 4822-24 South MLK Drive, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to **KENT CAREY**, 1631 S. Michigan Avenue, #604, Chicago, IL 60605 (the "GRANTEE"), the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

*[See Exhibit A attached hereto and made a part hereof]*

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the 4822-24 S. King Drive Condominium Association (the "Declaration"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) encroachments; and (x) acts of Purchaser. None of the exceptions shall interfere with the use of the Unit as a residence.

Permanent Real Estate Index Number(s): 20-10-111-021-0000

Address of Real Estate: 4822-24 S. Martin Luther King Drive, Unit 4822-24, Chicago, Illinois, 60653

Dated as of the 16<sup>th</sup> day of  
November 2005

4822-24 South MLK Drive, LLC  
an Illinois limited liability company

By:   
Gregory B. Whipple, Member

3/5  
Dmr  
Whipple  
SA 36688A

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Gregory B. Whipple, Member of 4822-24 South MLK Drive, LLC, an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 16<sup>th</sup> day of November, 2005

*Teresa L. West*  
\_\_\_\_\_  
Notary Public

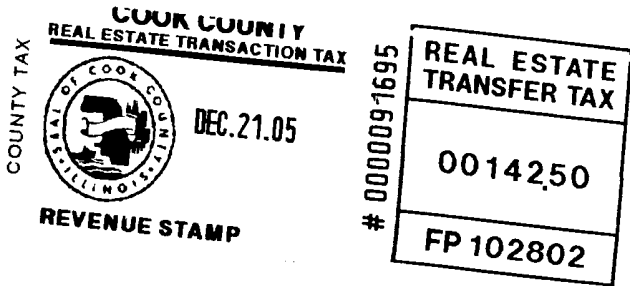
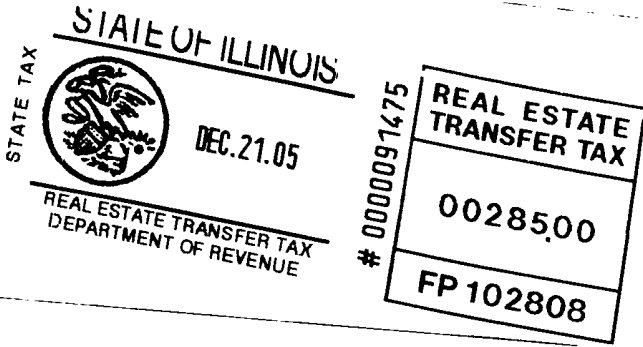


Commission expires: My Commission Expires 11/15/08

*This instrument prepared by Terrapin Law Group, 217 N. Jefferson Street, Chicago, IL 60661*

Upon Recording, Mail to:

Send subsequent Tax Bills to:  
Kent Carey  
4822 S. King Drive  
Unit #2N  
Chicago, IL 60653



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## EXHIBIT A LEGAL DESCRIPTION

UNIT 4822-2N IN 4822-24 S. MARTIN LUTHER KING CONDOMINIUMS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0520645048, BEING A PORTION OF:

The North 51 feet of Lot 1 in Darwin Harvey's subdivision of the East 300 feet of the South 396 feet of the Northeast ¼ of the Northwest ¼ of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

Cook County Clerk's Office