

# UNOFFICIAL COPY

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4352035

## SPECIAL WARRANTY DEED Statutory (ILLINOIS)



Doc#: 0604853203 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/17/2006 11:41 AM Pg: 1 of 4

THIS AGREEMENT, made this 3<sup>rd</sup> day of February, 2006 between **GRAND COMMONS LIMITED PARTNERSHIP**, a limited partnership duly authorized to transact business in the State of Illinois, Grantor, and Joseph Shoffner

A.

Grantee, of WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

### SEE ATTACHED EXHIBIT "A"

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 Grantor, 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 Grantee, its heirs and assigns forever.

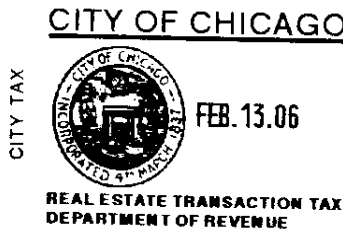
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; 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 ATTACHED EXHIBIT "B"

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, 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 describe 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.

Permanent Real Estate Index Number(s): Part of 20-03-415-005-0000  
Address of Real Estate: S. King Dr., Unit A4, Chicago, IL 60653

4551



REAL ESTATE TRANSFER TAX
02895.00
FP 103018

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 3<sup>rd</sup> day of February, 2006.

GRAND COMMONS LIMITED PARTNERSHIP, an Illinois limited partnership

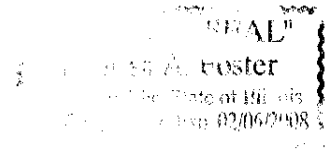
By: Grand Commons & 46<sup>th</sup>, LLC, an Illinois limited liability company  
Its: General Partner

By: [Signature]  
Name: Dwayne T. Lawrence  
Its: Manager

State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Dwayne T. Lawrence personally known to me to be Manager of

Grand Commons & 46<sup>th</sup>, LLC, the General Partner of Grand Commons Limited Partnership, appeared, before me this day in person and severally acknowledged that as such Member he signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company, as his 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 3<sup>rd</sup> day of February, 2006.



Commission expires 02/06/2008

[Signature]  
NOTARY PUBLIC

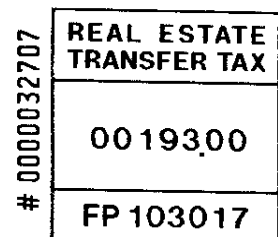
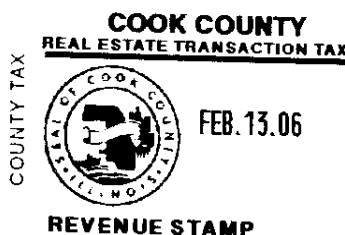
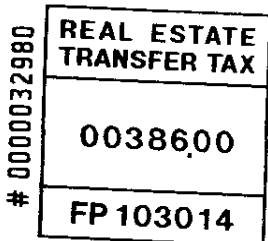
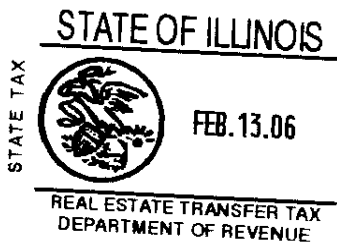
This instrument was prepared by: Gary L. Plotnick, Schain, Burney, Ross, & Citron LTD, 222 North LaSalle Street, Suite 1920, Chicago, Illinois 60601

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

David D. Gorr  
205 W. Randolph Suite 2150  
Chicago, Illinois 60606

Joseph Shoffner  
4551 ~~4553-4559~~ S. King Dr., Unit A4  
Chicago, IL 60653



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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT A4, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GRAND COMMONS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. *0603119023* IN PART OF THE SOUTHWEST  $\frac{1}{4}$  AND PART OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Property of Cook County Clerk's Office

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## EXHIBIT "B"

### SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws and building line restrictions, and ordinances.
4. The Declaration of Condominium including any and all amendments and exhibits thereto.
5. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
6. Streets and highways, if any.
7. Utility easements, if any, whether recorded or unrecorded.
8. Easements, covenants, conditions, agreements, building lines and restrictions of record.
9. The Condominium Property Act of Illinois.
10. Leases and licenses affecting the Common Elements (as defined in the Declaration).
11. Schedule B exceptions listed in Greater Illinois Title Company Commitment Number 004352035.