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This transaction is exempt under  
35 ILCS 200/31-45 (e)

*Murray J. Flanagan*  
3/28/06

Doc#: 0609445159 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/04/2006 03:19 PM Pg: 1 of 5

**SPECIAL WARRANTY DEED**

This indenture, made this 28<sup>th</sup> day of March, 2006, between Wydoe Development, L.L.C., an Illinois limited liability company and duly authorized to transact business in the State of Illinois, Grantor, and Daniel Renner, 41 E. 8<sup>th</sup> Street – Unit 2001, Chicago, Illinois, Grantee

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollar (\$10.00) and good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee as Joint Tenants with Right of Survivorship and to their heirs and assigns, FOREVER, all the following real estate situated in Cook County, Illinois which is commonly and known and described as follows:

The property is legally described in Exhibit A, attached hereto.

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 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, their 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 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:

- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;

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- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
- (d) The Declaration of Condominium Ownership for The Residences of Forty-One East Eighth Condominium (the "Declaration"); including all Exhibits thereto, as amended from time to time;
- (e) The Illinois Condominium Property Act;
- (f) The Plat attached as Exhibit C to the Declaration;
- (g) Applicable zoning and building laws and ordinances;
- (h) Roads and highways, if any;
- (i) Unrecorded public utility easements, if any;
- (j) Grantee's mortgage, if any;
- (k) Plats of dedication and covenants thereof; and
- (l) Acts done or suffered by Grantee, or anyone claiming under Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Managing Member the day and year first above written.

**Wydoe Development, L.L.C.**, an Illinois limited liability company

By: Wayne Chertow  
Managing Member

Prepared by: Murray J. Lewison  
Johnson and Colmar  
300 S. Wacker Drive – Suite 1000  
Chicago, Illinois 60606

After Recording  
Mail to: Daniel Renner  
41 E. 8<sup>th</sup> Street – Unit 2001  
Chicago, IL 60605

Send Subsequent  
Tax Bills to: Daniel Renner  
41 E. 8<sup>th</sup> Street – Unit 2001  
Chicago, IL 60605





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## EXHIBIT A

### Parcel 1:

**Unit P-79A together with its undivided percentage interest in the common elements in The Residences of Forty-One East Eighth Condominium, as delineated and defined in the Declaration recorded August 15, 2001 as Document Number 0010751185 and Supplement thereto recorded December 5, 2002 as Document Number 0021345534, in the West Half of the Southwest Quarter of Section 15, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

### Parcel 2:

**Rights and privileges including but not limited to easements for pedestrian and vehicular access; use, maintenance, repair and replacement; and public and private utility easements contained in the Declaration of Condominium Ownership for the Residences of Forty-One East Eighth Condominium and provisions relating to other portions of the Premises recorded August 15, 2001 as Document Number 0010751185.**

Common Address: 41 E. 8<sup>th</sup> Street, Chicago, IL  
PIN: 17-15-304-050-1098

**UNOFFICIAL COPY**STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 28, 2006 Signature: Murray & Lewin  
Grantor or Agent

Subscribed and sworn to before  
me this 28th day of March,  
2006.

Patricia A. Golz  
Notary Public

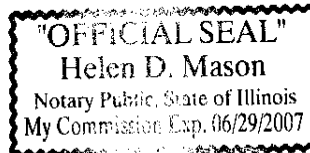


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 29, 2006 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
me this 29th day of March,  
2006.

Helen D. Mason  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or AB) to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.