

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED 183

THIS INDENTURE WITNESSETH,

That the Grantor, **HAWTHORNE PLACE LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located.



Doc#: **0609746236** Fee: **\$28.00**  
Eugene "Gene" Moore RHSP Fee: **\$10.00**  
Cook County Recorder of Deeds  
Date: **04/07/2006 02:02 PM** Pg: 1 of 3

(Reserved for Recorders Use Only)

for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Manager of said limited liability company, covenants to warrant and defend said real estate against the lawful claims of persons claiming by, through, or under it and hereby GRANTS, BARGAINS, SELLS and CONVEYS to **STEVEN D. DOSSEY AND AMANDA S. DOSSEY** (collectively, "Grantee"), whose address is: 4507 Holland Ave., Dallas, Texas *husband and wife*, not in tenancy in common, not as joint tenants but as TENANTS BY THE ENTIRETY, the following described real estate, situated in the City of Chicago, County of Cook to wit:

### PARCEL 1:

Unit 2308 in 525 Hawthorne Place Condominium, as delineated on a survey of the following described parcel of real estate:

The Northerly 107.60 feet of the Easterly 160 feet of the Westerly 200 feet of Lot 26 in McConnell's Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 inclusive and 33 to 37 inclusive in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as an exhibit to the Declaration of Condominium recorded November 7, 2002, as Document Number 0021232465, and as amended by First Amendment to Declaration of Condominium Ownership recorded May 25, 2005, as document number 0514539110, together with its undivided percentage interest in the common elements.

### PARCEL 2:

Easement for ingress and egress as set forth in Easement Agreement between Hawthorne Place, LLC and Hawthorne Parking, LLC dated September 13, 2002 and recorded September 17, 2002 as Document Number 21017513 over the Easterly 25 feet of the Northerly 107.60 feet of the Easterly 160 feet of the Westerly 200 feet of Lot 26 in McConnell's Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 12 inclusive and Lots 33 to 37 inclusive in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number (PIN): 14-21-307-057-1168  
Address of Real Estate: 525 Hawthorne Place, Unit 2308 Chicago, Illinois 60657

City of Chicago

Dept. of Revenue

426614

03/30/2006 15:14 Batch 11815 140



Real Estate

Transfer Stamp

\$1,875.00

Lawyers Unit #03308 Case# 02-139236K MMC

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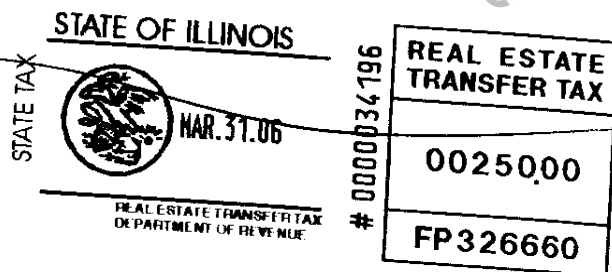
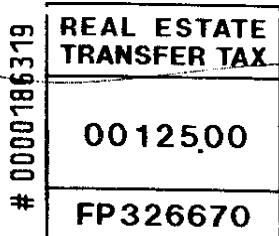
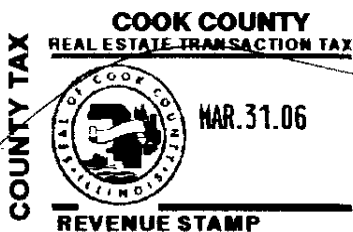
This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; (b) applicable zoning and building laws and ordinances; (c) covenants and restrictions of record; (d) Declaration of Reciprocal Easements dated march 30, 1979 recorded as Document No. 24937229; (e) Easement Agreement recorded as Document No. 0021017513; (f) matters disclosed by Plat of Survey dated August 16, 2002, Order No. 0250, made by Certified Survey Company; (g) the Condominium Property Act of Illinois, the Condominium Ordinance of the Chicago Municipal Code, and the Declaration of Condominium recorded as Document No. 0021232465 and any amendments thereto, heretofore and hereafter recorded; (h) installments due after Closing of assessments thereto fore and hereafter established and/or levied pursuant to the Declaration, all of which assessments the Grantee agrees to pay; (i) any other matters over which Lawyers Title Insurance Corporation commits to insure by endorsement, policy modification or otherwise; (j) acts of the Grantee; ~~(k) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any~~ assessments established by or implied from the Declaration or amendments thereto; (l) easements recorded at any time prior to closing; (m) utility easements, whether recorded or unrecorded; and (n) any plat of subdivision affecting the Parcel.

**THE TENANT OF UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL**

"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 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."



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IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal this March 23 day of 2006.

**HAWTHORNE PLACE, LLC**  
an Illinois limited liability company

By: Nancy Lindsey  
Name: Nancy Lindsey  
Its: Controller

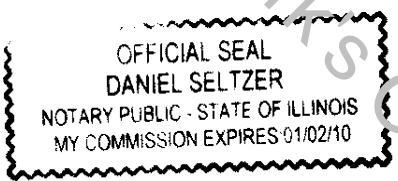
State of Illinois )  
) ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Nancy Lindsey as Manager of Hawthorne Place, LLC, an Illinois limited liability company, personally known to be to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of said limited liability company, for the uses and purposes herein set forth.

GIVEN under my hand and official seal, this 23 day of March 2006.

Commission expires 1-2 2010

Notary Public



This instrument prepared by:  
Daniel Seltzer, Attorney at Law, 1010 Lake Street, Suite 424, Oak Park, IL 60301

After Recording Mail to:  
3140  
Stacy Demoss  
1010 Hawthorne Ave  
Chicago, IL 60630

SEND SUBSEQUENT TAX BILLS TO:  
STEVEN BOSEY  
525 W Hawthorne # 2308  
Chicago, IL 60657