

UNOFFICIAL COPY



Doc#: 0610235064 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/12/2006 07:50 AM Pg: 1 of 5

SPECIAL
WARRANTY
DEED

DN
21C
UP

Property of Cook County Clerk's Office

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THIS INDENTURE, made March 14, 2006 between **2901 NORTH CLYBOURN CORP., an Illinois corporation**, located at 4252 N. Cicero, Chicago, IL 60618, duly authorized to transact business in the State of Illinois, party of the first part, and Benjamin J. Benson, and individual, 701 S. Wells Unit 3202, Chicago, IL, 60607, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars 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 his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

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 den and 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, his/her/their 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, his/her/their 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 those exceptions listed on Exhibit A attached hereto.

8337034

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54C

BOX 334 CTI

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Property of Cook County Clerk's Office

STATE OF ILLINOIS



APR.-6.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000021935

REAL ESTATE
TRANSFER TAX

00291.00

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR.-6.06

COUNTY TAX

REVENUE STAMP

0000122050

REAL ESTATE
TRANSFER TAX

00145.50

FP 103034

CITY OF CHICAGO



APR.-6.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000007608

REAL ESTATE
TRANSFER TAX

02182.50

FP 103033

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EXHIBIT A

See attached

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other townhouse documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/their 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 the party of the first part 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.

Common Address: 2915 N. Clybourn
Chicago, Illinois 60618
Unit 206 and Parking p15-16

Permanent Index Numbers: 2915 Clybourn
14-30-119-022-0000;
14-30-119-035-0000; and
14-30-119-036-0000.

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008337036 NA
STREET ADDRESS: 2915 N CLYBOURN AVE UNIT 206
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-30-119-022-0000

LEGAL DESCRIPTION:

UNITS 206 AND P-15-16 IN THE 2915 NORTH CLYBOURN AT WELBOURN ROW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 13 (EXCEPT THE NORTH 16 FEET THEREOF), 14, 15 AND THAT PART OF LOT 16 TOGETHER WITH THAT PART OF THE VACATED ALLEY LYING ADJACENT TO LOTS 13, 14 AND 16, AFORESAID WHICH LIES SOUTHERLY OF AND ADJOINING THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 13 FEET AFORESAID, PRODUCED WEST TO THE NORTHEASTERLY LINE OF SAID LOT 16 IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF LOT 14 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF PARTS OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING SOUTHEASTERLY OF A LINE HEREINAFTER DESIGNATED LINE "B" WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 30 IN SAID SUBDIVISION THENCE SOUTH 44°58' 17" EAST, ALONG THE NORTHEASTERLY LINE OF CLYBOURN AVENUE, 535.31 FEET TO THE POINT OF BEGINNING OF SAID LINE "B", THENCE NORTH 45° 01'43" EAST, 88.27 FEET TO THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 13, PRODUCED WEST, AFORESAID, BEING ALSO THE POINT OF TERMINUS OF SAID LINE "B", (EXCEPT THEREFROM THAT PART LYING ABOVE A HORIZONTAL PLANE OF 37.76 FEET ABOVE CHICAGO CITY DATUM AND EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

THAT PART LYING ABOVE A HORIZONTAL PLANE OF 11.97 FEET ABOVE CHICAGO CITY DATUM IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF LOT 14 IN SNOW ESTATES SUBDIVISION BY THE SUPERIOR IN PARTITION OF PARTS OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND FALLING WITHIN THE HORIZONTAL BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 15, THENCE NORTH 44°58'17" WEST ALONG THE SOUTHWESTERLY LINE OF LOT 15 AFORESAID 129.46 FEET; THENCE NORTH 42°20'57" EAST 4.47 FEET; THENCE NORTH 47°39'09" WEST 0.39 FEET; THENCE NORTH 42°20' 57" EAST 8.13 FEET; THENCE NORTH 89°36'21" EAST 14.54 FEET; THENCE SOUTH 00°23'39" EAST 6.56 FEET; THENCE NORTH 89°36'21" EAST 16.66 FEET; THENCE SOUTH 00°23'39" EAST 5.16 FEET THENCE NORTH 89°36'21" EAST 10.10 FEET; THENCE NORTH 00°23'39" WEST 10.91 FEET; THENCE NORTH 89°36'21" EAST 14.69 FEET; THENCE SOUTH 00°23'39" EAST 7.16 FEET; THENCE NORTH 89°48'21" EAST 26.93 FEET TO THE EAST LINE OF SAID 15 AFORESAID; THENCE SOUTH 00°11'59" EAST ALONG SAID EAST LINE 93.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT d TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0607210173, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS