

SPECIAL WARRANTY DEED
ILLINOIS



Doc#: 0610742088 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/17/2006 10:15 AM Pg: 1 of 3

UPON RECORDING MAIL TO:

Julie Realmuto
McCarthy Duffy
180 North LaSalle Street, Ste. 1400
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Dan Hanley
Margaret Karnes
2002-02 West Race, Chicago, Illinois
Unit 2002-2

The grantor, City View Homes LLC, an Illinois limited liability company ("Grantor"), of 1743 North Wood Street, Chicago, Illinois 60622, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Dan Hanley and Margaret Karnes, AS JOINT TENANTS AND NOT TENANTS IN COMMON, ("Grantees"), the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

SEE ATTACHED EXHIBIT A

and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: **covenants, conditions and restrictions of record and general real estate taxes for the year 2005, second installment and subsequent years.** The warranties of Grantor are strictly limited to Grantor's acts.

The Tenant of Unit 2002-2 had no right of first refusal.

Grantor also hereby grants to the Grantee, 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 described in Exhibit A hereto, 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises **as an Individual** forever.

Permanent Real Estate Index Number: 17-07-121-045-0000; 17-07-121-046-0000

Address of real estate: 2000-02 West Race, Chicago, Illinois, Unit 2002-2

Dated this this 31ST day of March, 2006.

City View Homes LLC, an Illinois limited liability company

David Nick
David Nick, Manager

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WP8377705

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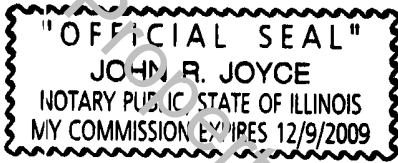
Box 334

UNOFFICIAL COPY

State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, THAT David Nick, personally known to me to be the Manager of City View Homes LLC, an Illinois limited liability company, and personally know 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 as such Manager, he signed and delivered the said instrument pursuant to authority given said Company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

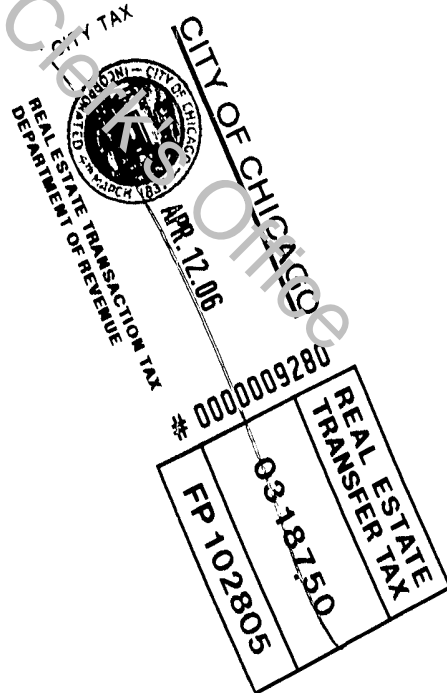
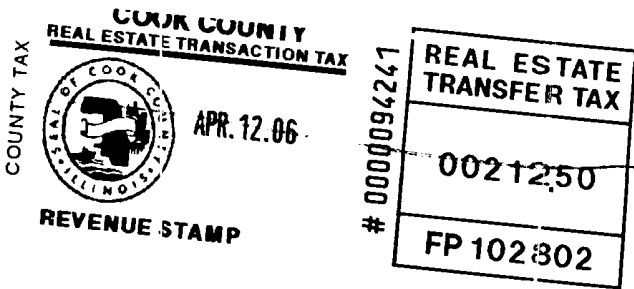
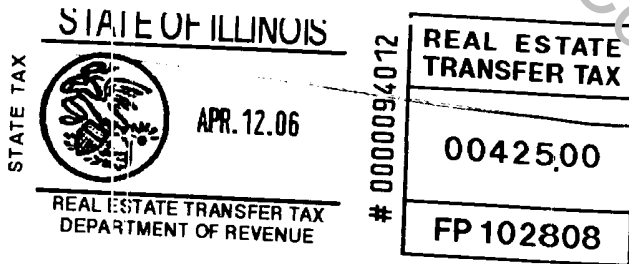
Given under my hand and official seal, this this 31ST day of March, 2006.



John R. Joyce

Notary Public

This instrument prepared by: John R. Joyce, Esq.
Stahl Cowen Crowley LLC
55 West Monroe Street
Suite 500
Chicago, Illinois 60603



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 2002-2 IN THE 2000-02 WEST RACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 50 AND LOT 49 IN WINSLOW'S SUBDIVISION OF THAT PART OF BLOCK 21 OF CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0511503143; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCE 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-4, ROOF AREAS 1 AND 3; A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0511503143

COMMON ADDRESS: 2000-02 W. Race, Unit 2002-2, Chicago, Illinois

PIN: 17-07-121-034-0000

17-07-121-046-0000