

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **KENMORE DEVELOPMENT, LTD.**, an Illinois corporation, 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 describe real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **JOSEPH LINKOUS**, ("Grantee"), a SINGLE person, whose address is 5935 N. MAENOLIA #3 CHICAGO, IL 60640, the following described real estate, to-wit:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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See Exhibit A attached hereto and made a part hereof.


# P.N.T.N.

The tenant has waived or 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 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.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a single family residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.



Doc#: 0611804101 Fee: \$28.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 04/28/2008 10:54 AM Pg: 1 of 3



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## EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NO. 5935-3 IN MANORS ON MAGNOLIA CONDOMINIUM, AS  
 DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED  
 PARCEL OF REAL ESTATE:

PARCEL 1: LOT 2 IN BLOCK 1 IN ROSEDALE ADDITION TO EDGEWATER IN  
 THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH,  
 RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
 ILLINOIS.

PARCEL 2: LOT 10 (EXCEPT THE NORTH 8 1/3 FEET THEREOF) IN FISCHER'S  
 SUBDIVISION OF THE NORTH 16 RODS OF THE EAST 40 RODS OF THE  
 SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF  
 THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE  
 DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2005 AS  
 DOCUMENT NUMBER 0536345060, TOGETHER WITH AN UNDIVIDED  
 PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 14-05-304-006-0000  
 14-05-304-007-0000

ADDRESS OF PROPERTY: 5935 N. Magnolia, Unit 3  
 Chicago, Illinois 60660

