

CTI

# UNOFFICIAL COPY

SPECIAL  
WARRANTY  
DEED



Doc#: 0617743382 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/26/2006 02:13 PM Pg: 1 of 5

Property of

*The above space reserved for Recorder's use only.*

**THIS INDENTURE**, made May 22, 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 John H. Golin and Susan B. Golin, husband and wife, as ~~Tenants by the Entirety~~ and not as Joint Tenants with rights of survivorship, ~~nor~~ as Tenants in Common, 3655 Glenmar, Lake Geneva, WI, 53147, 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 demand 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.

BOX 334 CTI


1 of 2  
JP 8337909  
CTI

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Property  
Cook County  
Clerk's Office

**STATE OF ILLINOIS**  
  
 JUN. 22. 06  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000025906  
**REAL ESTATE TRANSFER TAX**  
 00332.50  
 FP 103032

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 JUN. 22. 06  
 REVENUE STAMP

# 0000026007  
**REAL ESTATE TRANSFER TAX**  
 00166.25  
 FP 103034

**CITY OF CHICAGO**  
 CITY TAX  
  
 JUN. 22. 06  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000009014  
**REAL ESTATE TRANSFER TAX**  
 02493.75  
 FP 103033

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IN WITNESS WHEREOF, said party of the first part has caused the seal of its authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

**2901 NORTH CLYBOURN CORP., an Illinois corporation**

By: \_\_\_\_\_  
Name: David J. Dubin  
Title: President

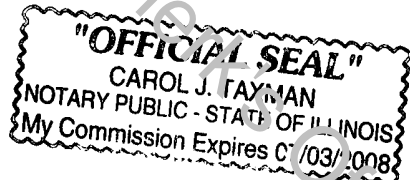
STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, Carol J. Taxman, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the President of **2901 NORTH CLYBOURN CORP., an Illinois corporation**, and personally known 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 President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of **2901 NORTH CLYBOURN CORP., an Illinois corporation** as his free and voluntary act, and the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, May 22 2006

Carol J. Taxman

Notary Public, State of Illinois  
My Commission Expires: \_\_\_\_\_



This instrument was prepared by: Carol J. Taxman, Ltd., 9636 Lawler, Ste 1B, Skokie, IL 60077

MAIL TO: JOHN AND SUSAN GOLIN  
3655 Glenmar, Lake Geneva WI 53147

SEND SUBSEQUENT TAX BILLS TO: John H. Golin and Susan B. Golin, 3655 Glenmar,  
Chicago, Illinois 60618, Unit 417 and Parking p15-42  
Lake Geneva, WI 53147

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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 ~~417~~ and Parking p15-42  
411

**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

**COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)**

ORDER NO.: 1401 008337909 NA

**5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**

UNITS 411 AND P15-42 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 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 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 11.97 FEET AND LYING BELOW A HORIZONTAL PLANE OF 26.78 FEET 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 12.54 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 LOT 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