



SPECIAL WARRANTY DEED  
ILLINOIS

Doc#: 0622042274 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/08/2006 02:20 PM Pg: 1 of 3

UPON RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Frederick G Wisniewski and Suzanne B. Wisniewski  
3740 N. Lake Shore Drive, Unit 7A  
Chicago, IL 60613

The Grantor, **3730-3740 LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION**, an Illinois not-for-profit corporation of 3730-3740 N. Lake Shore Drive, Chicago, Illinois 60613 ("Grantor"), for and in consideration of Ten and no/100 Dollars. (\$10.00). and other good and valuable consideration in hand paid, and pursuant to authority of the Board of Directors of said corporation, does REMISE, RELEASE, ALIEN AND CONVEY to **FREDERICK G. WISNIEWSKI AND SUZANNE B. WISNIEWSKI** of 3740 N. Lake Shore Drive, Unit 7A, Chicago, Illinois 60613 ("Grantee"), the real estate situated in the City of Chicago, County of Cook, in the State of Illinois, as ~~Tenants in Common/~~Joint Tenants/~~Tenants by the Entirety~~, and as legally described in Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee 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, and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to the following: (1) general real estate taxes not yet due and payable; (2) private, public, and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration (and any amendments thereto) and a reservation by the developer to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration; (5) provisions of the Illinois Condominium Property Act (the "Act"); (6) such other matters as to which the Chicago Title Insurance Company commits to insure Grantee against loss or damage; (7) acts done or suffered by or judgments against Grantee; (8) encroachments, if any; (9) covenants, conditions, restrictions, permits, easements and agreements of record; and (10) Grantee's financing.

TO HAVE AND TO HOLD said premises forever.

Box 400-CTCC

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**UNOFFICIAL COPY**

## LEGAL DESCRIPTION


## "EXHIBIT A"

UNIT G-44

IN THE 3730-3740 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOTS 1, 2 AND 3 IN OWNER'S DIVISION OF LOT 4 AND PART OF LOTS 3 AND 12, ALL IN BLOCK 6, IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND LOTS 33 TO 37, ALL INCLUSIVE, IN PINE GROVE, IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 1925 AS DOCUMENT 9111941, IN COOK COUNTY ILLINOIS AND LOTS 6 AND 7, IN THE RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN P. N. KOHLSAAT'S NEW SUBDIVISION IN PINE GROVE IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS ATTACHED AS EXHIBIT 'C' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 19, 1977 AND KNOWN AS TRUST NUMBER 40571, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24075770, AMENDED BY AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 16, 2005 AS DOCUMENT NO. 0516719064, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 3740 N. LAKE SHORE DRIVE, UNIT G-44,  
CHICAGO, IL 60613

PERMANENT INDEX NUMBER: 14-21-106-030-1001 thru 1061

 CITY TAX REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 000003970	REAL ESTATE TRANSFER TAX
	AUG. - 7.06		0037500
			FP 103023