

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0623543581 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/23/2008 02:02 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH,

That the Grantor, **Cullom-Ashland LLC**, an Illinois limited liability company, 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 described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Robert C. Bourke ("Grantee"), whose address is 561 Hawthorne, Winnetka, Illinois 60093, the following described real estate, to-wit:

**AND ROBERT R. BOURKE, AS JOINT TENANTS,**  
~~UNIT 1511 #2 AND P-6 IN THE HAWTHORNE POINT CONDOMINIUM AS~~  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOTS 16, 17 AND 18 IN LOGEMAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID LOTS 16, 17 AND 18 THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 17 AFORESAID, AS CONDEMNED FOR THE WIDENING OF ASHLAND AVENUE IN CASE B-71140), WHICH SURVEY IS ATTACHED AT EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0613710042 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Declaration, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions,

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restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

Permanent Real Estate Index Number:  
Commonly known as:

14-17-303-001-0000 ✓  
4247-59 N. Ashland/1511-25 W. Cullom, Unit 1511 #2  
and Parking Unit P-6, Chicago, IL 60613


IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 15<sup>th</sup> day of August, 2006.

**Cullom-Ashland LLC,**  
an Illinois limited liability company

By:   
Kenneth E. Motew, Manager

STATE TAX

STATE OF ILLINOIS



AUG. 22. 06


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000005961

REAL ESTATE TRANSFER TAX
0035900
FP 103024

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



AUG. 22. 06


REVENUE STAMP

# 0000003969

REAL ESTATE TRANSFER TAX
0017950
FP 103022

CITY TAX

CITY OF CHICAGO



AUG. 22. 06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000004055

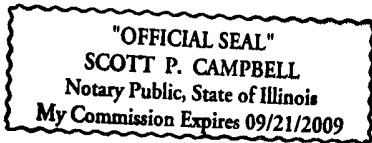
REAL ESTATE TRANSFER TAX
0269250
FP 103023

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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 Kenneth E. Motew, as Manager of Cullom-Ashland LLC, an Illinois limited liability company, 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 he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15<sup>th</sup> day of August, 2006.



*[Signature]*  
 \_\_\_\_\_  
 Notary Public

My commission expires 9/21/06

After Recording Mail to:

CAMILLE DE FRANK  
600 LONGWOOD AVE  
GLENCOE, IL 60022

Send Subsequent Tax Bills to:

ROBERT C. BOVRIE  
1511 W. CULLOM AVE #2  
CHICAGO, IL 60613

This Instrument Was Prepared by: Horwood Marcus & Berk Chartered  
 Whose Address Is: 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601