

UNOFFICIAL COPY



Doc#: 0715226041 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/01/2007 10:08 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **6200 S. EVANS 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,

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 to the President of said corporation, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **ERICA JOHNSON**, ("Grantee") a Single person, whose address is 6104 S SAULSBURY CHICAGO IL 60651, the following described real estate, to wit:

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 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, (9) Covenants, conditions and restrictions contained in deed from Washington Park Club to William J. Lynch and Eliza Lynch dated September 10, 1909 and recorded October 11, 1909 as Document 4450993 and in deed from same grantor to William J. Lynch dated November 5, 1909 and recorded February 25, 1910 as Document 4524722 and in deed from same grantor to Lars Olson dated May 25, 1912 and recorded November 22, 1912 as Document 5085616 that no part of any building except porches, portico and bay windows shall be erected on the east 12 feet of said lots. (10) A 12 foot building line as shown on Plat of Subdivision recorded June 22, 1906 as Document 3883717. (11) Violation of the restriction against building in the east 12 feet of the land noted above and the building line noted above by the building by approximately 7 feet; and (12) liens and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

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C.F.

UNOFFICIAL COPYEXHIBIT A

UNIT NO. 717-3 AND PARKING SPACE P-2 IN 6200 SOUTH EVANS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 AND 2 AND THE NORTH 20 FEET OF LOT 3 IN BLOCK 4 IN RESUBDIVISION OF WASHINGTON PARK CLUB ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DELCARATION OF CONDOMINIUM RECORDED JULY 25, 2005 AS DOCUMENT NO. 052061211, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER (PIN):


20-15-422-029-1008


20-15-422-029-1029


PROPERTY COMMONLY KNOWN AS:

717E. 62ND STREET, UNIT 3
& P-2

CHICAGO, ILLINOIS 60637

STATE TAX  MAY.24.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000031791	REAL ESTATE TRANSFER TAX
		00175.00
		FP 103021

COUNTY TAX  MAY.24.07 COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000031791	REAL ESTATE TRANSFER TAX
		00087.50
		FP 103025

CITY TAX  MAY.24.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 000014706	REAL ESTATE TRANSFER TAX
		01312.50
		FP 103026