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**SPECIAL
WARRANTY DEED
Statutory (Illinois)**



Doc#: 0719933217 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/18/2007 01:50 PM Pg: 1 of 3

THE GRANTOR, WESTERN-SHAKESPEARE, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, CONVEYS and WARRANTS to **BRUCE STENDER**, of 1640 W. Bloomingdale, Chicago, IL 60622 (the "**GRANTEE**") the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

and Marvin L Scroggs

[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "**Act**"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the Western-Shakespeare Condominium Association (the "**Declaration**"); (viii) the Operating Agreement (as defined in Section 8 herein); (ix) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (x) Encroachments, which do not effect the use of the Unit as a residence; and (xi) acts of Purchaser.

Permanent Real Estate Index Numbers: 14-31-118-024-0000; 14-31-118-025-0000 and 14-31-118-026-0000

Address of Real Estate: 2352 W. Shakespeare, Unit 2C, Chicago, Illinois, 60647

Box 334

3/8

SA 3668565 Wunder CTC 1015 no abs

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 2C IN WESTERN-SHAKESPEARE CONDOMINIUMS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0708215192, BEING A PORTION OF:

LOTS 2, 3 AND 4 (EXCEPT THAT PORTION OF SAID LOTS LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL TO WEST LINE OF SECTION 31 FOR THE WIDENING OF WESTERN AVENUE) IN EDWARD STEINBRECHER'S SUBDIVISION OF LOTS 13, 14, 15 AND 16 IN BLOCK 12 IN HOLSTEIN BEING THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS APPENDIX D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708215192 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE AS A LIMITED COMMON ELEMENT PARKING SPACE P-4 AS DELINEATED ON THE SURVEY WHICH IS ATTACHED AS APPENDIX D TO THE DECLARATION

“Grantor also hereby grants 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, as 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 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.”

THE TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.