

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

**This instrument prepared by:**

Gregory A. Braun, Esq.  
217 N. Jefferson, 1<sup>st</sup> Floor  
Chicago, IL 60661



Doc#: 0721805195 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/06/2007 02:31 PM Pg: 1 of 5

**Mail to:**

Caroline Carey  
2828 N. Orchard #3  
Chicago, IL 60657

**Send Subsequent Tax Bills to:**

Tim & Caroline Carey  
2828 N. Orchard #3  
Chicago, IL 60657

## SPECIAL WARRANTY DEED

THE GRANTOR, ORCHARD STREET ACQUISITIONS LLC III, an Illinois limited liability company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, does GRANT, BARGAIN AND SELL TO GRANTEE: **CAROLINE D. GALLAGHER, AND TIMOTHY J. CAREY, AS JOINT TENANTS**

ADDRESS: 4525 Laclede Ave., #3, St. Louis, MO 63108

All interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF).

Commonly known as: 2828 North Orchard Street, Unit 3, Chicago, Illinois 60657  
P.I.N. 14-28-115-035-0000 (affects the land and other property)

**SUBJECT TO:** (1) general 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) easements, covenants, restrictions, agreements, conditions and building lines of record; (4) the Illinois Condominium Property Act; (5) the terms, provisions and conditions of the Declaration of Condominium of Abbott Court Condominiums III and other project documents, as well as all amendments and exhibits thereto, including the By-Laws of Abbott Court I Condominium Association and the Plat required by the Illinois Condominium Property Act; (6) leases, licenses, easements, operating agreements and other agreements affecting the Common Elements of the development; (7) acts done or suffered by Grantee, or anyone claiming, by, through or under Grantee; (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Grantee against loss or damage; (9) applicable zoning, planned unit development and building laws or ordinances and restrictions; and (10) Grantee's mortgage, if any.

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.

HUSBAND  
Wife  
JC

1 of 3

FIRST AMERICAN TITLE  
BY 1636193

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**CITY OF CHICAGO**  
 JUN. 15. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

18210281  
 # 000017281

**REAL ESTATE TRANSFER TAX**  
 02895.00  
 FP 102812

**STATE OF ILLINOIS**  
 JUN. 15. 07  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

93210000  
 # 000010000

**REAL ESTATE TRANSFER TAX**  
 00386.00  
 FP 103027

**COOK COUNTY**  
 JUN. 15. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

91310000  
 # 000013167

**REAL ESTATE TRANSFER TAX**  
 00193.00  
 FP 103028

REVENUE STAMP

Clerk's Office



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## EXHIBIT A LEGAL DESCRIPTION

**Parcel 1:**

Unit No. 3, in Abbott Court Condominiums III, as delineated on a plat of survey of the following described tract of land: Lot 8 and the North 5 feet of Lot 9 in the Subdivision of the North Half of Lot 10 in Bickerdike and Steele's Subdivision of the West Half of the Northwest Quarter (except the North 20 acres of the South 50 acres) in Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the declaration of condominium ownership recorded February 13, 2007, as document no. 0704416074 as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**Parcel 2:**

Unit No. P-10, in Abbott Court Condominiums I, as delineated on a plat of survey of the following described tract of land:

The South 57.00 feet (as measured on the West line thereof) of the following described property all taken as 1 tract:

Lot 1 (except that part, if any, falling within Lot 1 of Bromley's Subdivision recorded as document no. 31166220) and Lot 2 (except that part, if any, falling within Lot 2 of said Bromley's Subdivision) in Abbott's Subdivision of the West part of the South Half of Lot 10 in Bickerdike and Steele's Subdivision of the West Half of the Northwest Quarter of Section 28, Township 40 North, Range 14

**Also:**

A strip of land described as follows: commencing at the Southwest corner of Lot 1 in Abbott's Subdivision aforesaid; thence East along the South line of said Lot 1, 113.6 feet to the Southeast corner thereof; thence South to the North line of Lot 2 in Abbott's Subdivision aforesaid; thence West along the North line 113.6 feet to the East line of Abbott Court; thence North along said East line to the point of beginning (excepting therefrom that part if any falling within Lot 1 of Bromley's Subdivision aforesaid).

**Also:**

That part of the South Half of said Lot 10 in Bickerdike and Steele's Subdivision aforesaid described as follows: commencing at the Northwest corner of Lot 1 of Bromley's Subdivision aforesaid; thence West along the North line of the South Half of Lot 10 to the Northeast corner of Lot 1 in Abbott's Subdivision aforesaid; thence Southeasterly along the Easterly line of said Lot 1 in Abbott's Subdivision to the point of intersection with the West line of Lot 1 in Bromley's Subdivision aforesaid; and thence North along said West line of Lot 1 in Bromley's Subdivision to the place of beginning,

Excepting from the foregoing the following described parcel; the South 5 feet of the North 37 feet of the West 86 feet of Lot 1 in Abbott's Subdivision of the West Half of the Northwest Quarter of Section 28, Township 40 North, Range 14,

all East of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the declaration of condominium ownership recorded February 13, 2007, as document no. 0704416073 as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

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'grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; 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.'

'mortgagor also hereby grants to the mortgagee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said land set forth in the declaration of condominium. This mortgage is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.'

Property of Cook County Clerk's Office