

UNOFFICIAL COPY

SPECIAL
WARRANTY
DEED



Doc#: 0722033017 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/08/2007 07:50 AM Pg: 1 of 6

Property of

The above space reserved for Recorder's use only.

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THIS INDENTURE, made, April 18, 2007 between **2301 South Wabash Development Corp.**, an Illinois corporation, located at 4252 N. Cicero, Chicago, IL 60618, duly authorized to transact business in the State of Illinois, party of the first part, and James Morgan and Kathleen Morgan, husband and wife, as Tenants by the Entirety and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, 9125 Barberry Ln, Hickory Hills, IL, 60457, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, 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, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions listed on Exhibit A attached hereto.

BOX 334 CTI

BOX 334 CTI

07101A

8379277

1081

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PROCESSED

STATE OF ILLINOIS



AUG.-3.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

9552700000 #

REAL ESTATE
TRANSFER TAX

00466,50

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG.-3.07

COUNTY TAX

REVENUE STAMP

9900042436 #

REAL ESTATE
TRANSFER TAX

00233,25

FP 103034

CITY OF CHICAGO



AUG.-3.07

CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000075112 #

REAL ESTATE
TRANSFER TAX

03498,75

FP 103033

Clerk's Office

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EXHIBIT A

See attached

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/their 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, aforesaid, and the party of the first part 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.

Common Address: 2321 S. Wabash Unit 6
Chicago, Illinois 60616
and Parking n/a

Permanent Index Numbers: 17-27-109-001-0000
17-27-109-005-0000
17-27-109-019-0000

CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
 COMMITMENT FOR TITLE INSURANCE
 SCHEDULE A (CONTINUED)

ORDER NO. : 1401 008379227 NA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS :

PARCEL 1:

THAT PART OF LOTS 2, 3, 4 AND 8, ALL TAKEN AS A TRACT, IN ASSESSORS DIVISION OF BLOCK 22 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT THENCE SOUTH 00 DEGREES 00'36" EAST, ALONG THE EAST LINE THEREOF, 68.72 FEET; THENCE SOUTH 89 DEGREES 55'57" WEST, 106.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 04'03" EAST, 51.36 FEET; THENCE SOUTH 89 DEGREES 55'57" WEST, 4.02 FEET; THENCE SOUTH 00 DEGREES 04'03" EAST, 5.00 FEET; THENCE SOUTH 89 DEGREES 55'57" WEST, 15.90 FEET; THENCE NORTH 00 DEGREES 00'36" WEST, 56.36 FEET; THENCE NORTH 89 DEGREES 55'57" EAST, 19.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITION, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 26, 2006 AS DOCUMENT NUMBER 0629918025.

PERMANENT, NON-EXCLUSIVE EASEMENT RUNNING WITH THE LAND GRANTED TO THE OWNER, THEIR HEIRS AND ASSIGNS FOREVER, OF THAT PARCEL MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT B (THE "BENEFITED PARCEL"), WITH SAID EASEMENT BEING APPURTENANT TO SUCH BENEFITED PARCEL, FOR PEDESTRIAN INGRESS AND EGRESS ABOVE, OVER, AND THROUGH THAT CERTAIN PORTION OF THE PROPERTY DESCRIBED AS BEING 5 FEET IN WIDTH (MEASURED NORTH TO SOUTH) AND 15.90 FEET IN LENGTH (MEASURED EAST TO WEST) EXTENDING ALONG THE SOUTHERNMOST PROPERTY LINE OF THE PROPERTY ("ACCESS EASEMENT"). THE USE OF THE ACCESS EASEMENT HEREIN GRANTED SHALL BE LIMITED TO PEDESTRIAN INGRESS AND EGRESS AND MAINTENANCE AND REPAIR OF THE EXTERIOR PORTIONS OF THE STRUCTURES ERECTED ON THE BENEFITED PARCEL.

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EXHIBIT B - LEGAL DESCRIPTION OF BENEFITED PARCEL

THAT PART OF LOTS 2, 3, 4 AND 8 IN ASSESSORS DIVISION OF BLOCK 22 TOGETHER WITH THAT PART OF LOTS 5, 6, 7 AND 8 IN THE SUBDIVISION OF BLOCK 31 IN THE CANAL TRUSTEES SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00° 00' 36" WEST ALONG THE EAST LINE THEREOF 274.54 FEET; THENCE SOUTH 89° 55' 57" WEST 18.97 FEET; THENCE NORTH 00° 04' 03" WEST 5.0 FEET; THENCE SOUTH 89° 55' 57" WEST 91.24 FEET; THENCE SOUTH 00° 04' 03" EAST 5.0 FEET; THENCE SOUTH 89° 55' 57" WEST 15.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 00' 36" EAST 18.55 FEET; THENCE NORTH 89° 16' 28" EAST 49.36 FEET; THENCE NORTH 00° 00' 36" WEST 17.98 FEET; THENCE SOUTH 89° 55' 57" WEST 49.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.