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SPECIAL WARRANTY DEED (Corporation to Individual)

THIS AGREEMENT, made this 26th day of October 2007, between Madison Park LLC as GRANTOR, a limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois and Sandra J. Algermissen as GRANTEE(S), WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to the authority given by the Manager of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S), FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

* A Single Woman, 300 Meadow Run, Golden, CO
PIN#: 20-11-212-074-0000, Vol. 0254. 80403

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 thereon, and all the estate, right, title, interest, claim or demand whatsoever, of GRANTOR, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises as above described.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 set forth on attached Exhibit B.

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.

Grantor hereby states and declares that there were no tenants in the subject unit when the condominium conversion was initiated.

Address of Real Estate: 1215 East Madison Park, Unit 1N, Chicago, Illinois 60615

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Manager the day and year first above written.

MADISON PARK LLC

By: [Signature]
Its: Manager

1st AMERICAN TITLE order # 1728533
HP 1 of 3



07306260570

Doc#: 0730626057 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/02/2007 10:32 AM Pg: 1 of 4

THE ABOVE SPACE FOR
RECORDER'S USE ONLY

4K9

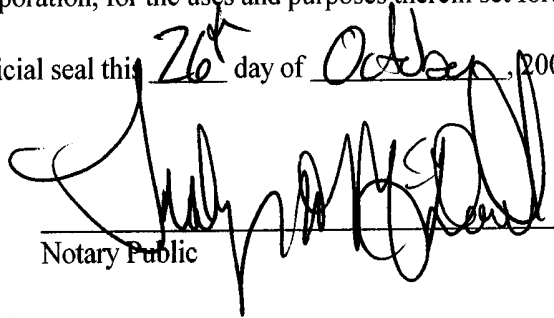
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

* Konstantin Koster

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *
_____, personally known to me to be the MANAGER of Madison Park, LLC, and 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 as such _____ he signed, sealed and delivered said instrument as his own free
and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of October, 2007.



Notary Public

(SEAL)



STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
OCT. 31. 07
0000048515
REAL ESTATE TRANSFER TAX
0033200
FP 103027

CITY TAX
CITY OF CHICAGO
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
OCT. 31. 07
0000015388
REAL ESTATE TRANSFER TAX
0249000
FP 102812

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 31. 07
7118700000 #
REAL ESTATE TRANSFER TAX
00166.00
FP 103028

This instrument was prepared by: Tzvetelina Boynovska
Law Office of Tzvetelina Boynovska
505 N. LaSalle, Ste. 375, Chicago, IL 60610

Mail recorded document to: Michele Jones 1530 W Fullerton Chicago IL 60614
Send subsequent tax bills to: Sandra J. Algersman
1215 E. Madison Park, Unit 1N
Chicago IL 60614

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EXHIBIT A

Legal Description

Unit No. 1N, in THE SEASONS AT MADISON PARK Condominium, as delineated on a plat of survey of the following described tract of land: Lots 143 and 144 in Dunham's Subdivision of the South 661 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 38 North, Range 14, East of the Third Principal Meridian, (except so much of each of said lots as has been taken or used for the widening of 51st Street, now known as Hyde Park Boulevard), which plat of survey is attached as Exhibit "B" to the declaration of condominium ownership recorded August 24, 2007 as document 0723615010, 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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EXHIBIT B

(a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Seasons at Madison Park Condominium at 1215 E. Madison Park and 1216 E. Hyde Park Boulevard, Chicago IL 60615, recorded with the Cook County Recorder's Office on August 24, 2007 as Document No. 0723615010 (the "**Declaration**"), and all amendments, if any, thereto; (c) public and utility easements, including any easements which may hereafter be executed by Grantor and any easements which may be established by or implied from the Declaration, or amendments thereto, if any; (d) limitations and conditions imposed by the Illinois Condominium Property Act; (e) general taxes not yet due and payable; (f) installments due after the date hereof of assessments established pursuant to the Declaration; (g) terms, provisions, and conditions of the Ordinance recorded with the Cook County Recorder's Office as Document No. 98936934 designating the Kenwood District as a historic landmark district; and (h) acts done or suffered by Grantee(s) or anyone claiming by, through or under Grantee(s).

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