

UNOFFICIAL COPY

This instrument prepared by:

Richard J. Lang, Esq.
Schain, Burney, Ross & Citron, Ltd.
222 N. LaSalle Street
Suite 1910
Chicago, Illinois 60601-0200



Doc#: 0731833026 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/14/2007 09:04 AM Pg: 1 of 3

After recording return to:
Angelina Chmielewski & Fraccaro
1626 W Colonial Parkway
~~Stephanie DeCicco~~
951 N. Willard Court
Unit 502 *Inverness IL 60067*
Chicago, IL 60622

Recorder's use only.

Mail subsequent tax bills to:

Stephanie DeCicco
951 N. Willard Court
Unit 502
Chicago, IL 60622

C.T.I. 11/14/07
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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 25th day of October, 2007 by **CURRENT DEVELOPMENT CORPORATION**, an Illinois corporation, having an address of 340 W. Butterfield Road, Suite 2D, Elmhurst, Illinois 60126 ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does **REMISE, RELEASE, ALLENATE AND CONVEY** to **STEPHANIE DECICCO** ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Common Street Address: 951 N. Willard Court, Unit 502, Chicago, Illinois 60622

Property Index Numbers: 17-05-318-060-1018 and 17-05-318-060-1044

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantee and to its successors and assigns in fee simple forever.

BOX 333-C11

CITY OF CHICAGO



NOV.-2.07

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REAL ESTATE
TRANSFER TAX

02100.00

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REAL ESTATE TRANSFER TAX

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT NO 502 AND P13 IN THE WILLARD COURT LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 6, BOTH INCLUSIVE, AND LOTS 45 AND 46 IN JOSEPH DINET'S SUBDIVISION OF THE EAST ½ OF OUTLOT OR BLOCK 24 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST ½ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

THAT PART OF THE FOLLOWING DESCRIBED TRACT WHICH LIES SOUTH OF THE NORTH LINE OF LOT 2 IN JOSEPH DINET'S SUBDIVISION OF THE EAST ½ OF OUTLOT OR BLOCK 24 IN THE CANAL TRUSTEE'S SUBDIVISION AFORESAID EXTENDED EAST OF SAID TRACT DESCRIBED AS FOLLOWS: THAT PART OF THE PREMISES HEREINAFTER DESCRIBED FORMERLY THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY CO. SOUTH OF AUGUSTA ST. AND WEST OF RUCKER ST. DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF AUGUSTA ST. WITH THE SOUTHWEST LINE OF SAID RIGHT OF WAY MARKED BY A RAILROAD MONUMENT RUNNING; THENCE EAST ALONG SAID SOUTH LINE OF AUGUSTA ST. ABOUT 17.3 FEET TO A POINT 41 FEET SOUTHWESTERLY OF THE CENTER LINE OF SAID RAILROAD COMPANY'S WEST MAIN TRACT (SO CALLED) MEASURED AT RIGHT ANGLES TO SAID CENTER LINE; THENCE SOUTHEASTERLY PARALLEL WITH SAID CENTER LINE TO THE WEST LINE OF THE ALLEY RUNNING NORTH AND SOUTH IN BLOCK 12 IN ELSTON'S ADDITION TO CHICAGO EXTENDING NORTH, THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY SO EXTENDED ABOUT 11.3 FEET TO THE SOUTHWEST LINE OF SAID RIGHT OF WAY, THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PART OF THE NORTH-SOUTH PUBLIC ALLEY LYING EAST OF LOTS 2, 3, 4, 5 AND 6; WEST OF LOTS 45 AND 46; NORTH OF THE SOUTH LINE OF SAID LOT 6, EXTENDED EAST AND THE SOUTH LINE OF LOT 45, EXTENDED WEST; ALL IN JOSEPH DINET'S SUBDIVISION OF THE EAST ½ OF OUTLOT OR BLOCK 24, IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SOUTH AND SOUTHERLY OF THE SOUTHWESTERLY LINE OF LOT 47 IN ASSESSOR'S PLAT OF LOT 47 IN BLOCK 12 OF ELSTON ADDITION TO CHICAGO, BEING THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2003 AS DOCUMENT NUMBER 0335144148 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.