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Doc#: 0806042204 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/29/2008 02:42 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

1 OF 3 ST5102840

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Property of Cook County Clerk's Office

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SPECIAL WARRANTY DEED

Mail To

Michelle A. Laiss PC
1530 W. Fullerton Ave.
Chicago, Illinois 60614

THIS INDENTURE, made
this 22nd day of February 2008
between 1711 WEST
DIVISION PROPERTIES LLC,

an Illinois 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 party of the first part, and GREGORY M WATSON, a single person, party of the second part, of The City of Chicago, County of Cook, State of Illinois

WITNESSETH that 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 paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Operating Agreement and of the Manager of the first part, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, GREGORY M WATSON and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: and as more fully described in Exhibit A attached hereto:

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, and the reversion(s), remainder(s), thereof, and all of the estate, right, title, interest claim or demand whatsoever, of the property of the first part, either in law or equity, of, in and to the attached described premises, with the hereditaments and appurtenances: to HAVE AND TO HOLD the said premises as above described, with appurtenances, unto the party of the second part, his heirs and assigns forever.

The Party of the First Part also grants to the Party of the Second Part, his successor and assigns, as rights and easement appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and 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 herein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and representations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to: General real estate taxes for

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the current year not then due and for subsequent years, easements, covenants, restrictions, agreements conditions and building lines of record; the Illinois Condominium Property Act; 1711 West Division Condominium Association; terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto: applicable zoning and building laws and ordinances; easements, if any; unrecorded public utility easements, if any; plats of dedication and covenants thereon; drainage ditches, tiles and laterals, if any.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, ROBERT C. RANQUIST, III.

1711 WEST DIVISION PROPERTIES LLC
an Illinois limited liability company

By: [Signature]
Robert C. Ranquist III
Its Manager,

Name and Address of Taxpayer
and Common Address of Property
Gregory M Watson
1711 W Division Unit 304& PU 6
Chicago, Illinois 60622

STATE OF ILLINOIS)
ss.)
COUNTY OF LAKE)

STATE OF ILLINOIS	
STATE TAX	FEB.28.08
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

REAL ESTATE TRANSFER TAX
0066000
FP 102808

0000000069

I, GARY M. ADELMAN a notary public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that ROBERT C. RANQUIST, III is personally known to me to be the Manager of 1711 WEST DIVISION PROPERTIES LLC. a limited liability company, and whose name is subscribed to the foregoing instrument, appeared before me this day in person. Acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority, given by the Operating Agreement of said company as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth. GIVEN under my hand and official seal this 22nd day of February, 2008.

OFFICIAL SEAL
Notary Public GARY M ADELMAN
My Commission Expires: FEBRUARY 16, 2011
MY COMMISSION EXPIRES:04/16/08

This instrument was prepared by:
Gary M. Adelman
2245 W Huron St
Chicago, IL 60612

COOK COUNTY	
COUNTY TAX	FEB.28.08
REAL ESTATE TRANSACTION TAX REVENUE STAMP	

REAL ESTATE TRANSFER TAX
0033000
FP 102802

0000107260

CITY OF CHICAGO	
CITY TAX	FEB.28.08
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

REAL ESTATE TRANSFER TAX
0495000
FP 102805

0000001214

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 ST5102840 UNC

STREET ADDRESS: 1711 WEST DIVISION STREET

UNIT 304/P-6

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-06-406-003-0000

LEGAL DESCRIPTION: 17-06-406-004-0000, 17-06-406-005-0000, 17-06-406-033-0000

UNIT NUMBER 304 AND PU 6 IN THE 1711 WEST DIVISION PROPERTIES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 (EXCEPT THE EAST 3.5 FEET THEREOF), ALL OF LOT 4 AND THE EAST 1/2 OF LOT 5 IN THE SUBDIVISION OF BLOCK 3 IN JOHNSTON'S SUBDIVISION OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOT 3 (EXCEPT THE EAST 3.5 FEET THEREOF), ALL OF LOT 4 AND THE EAST 1/2 OF LOT 5 IN THE SUBDIVISION OF BLOCK 3 IN JOHNSTON'S SUBDIVISION OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.14 FEET CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.96 FEET CHICAGO CITY DATUM DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, THENCE NORTH 89 DEGREES 49 MINUTES 54 SECONDS EAST, (ASSUMED BEARING), ALONG THE NORTH LINE OF SAID LOT 5, 8.01 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 56 SECONDS EAST, 4.98 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 53 MINUTES 04 SECONDS EAST, 77.94 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 26 SECONDS EAST, 40.03 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 17.82 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 56 SECONDS EAST, 12.02 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 9.51 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 12.02 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 21.32 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 9.64 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, 29.52 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 30.39 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0803216027; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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THE FIRST DEED OF EACH INDIVIDUAL UNIT SHOULD CONTAIN THE FOLLOWING LANGUAGE:

"GRANTOR ALSO HEREBY GRANTS TO THE 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, 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.

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."

PROPERTY OF Cook County Clerk's Office