# UNOFFICIAL CO

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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## SPECIAL WARRAN UNDEFICIAL COPY

Mail To

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

THIS INDENTURE, made this 22<sup>nd</sup> 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 WATEON, a single person, party of the second part, of The City of Chicago, County of Cook, State of Illinois

WITNESSETH that party of an 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 MWATSON 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 appartenances thereunto belonging, or in otherwise appertaining, and the reversion(s), remainder(s), thereof, end 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 LCC an Illinois limited liability company

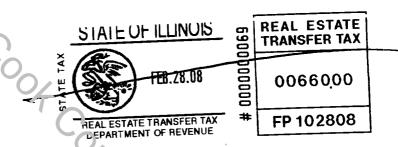
By:

Robert C. Ranquist III

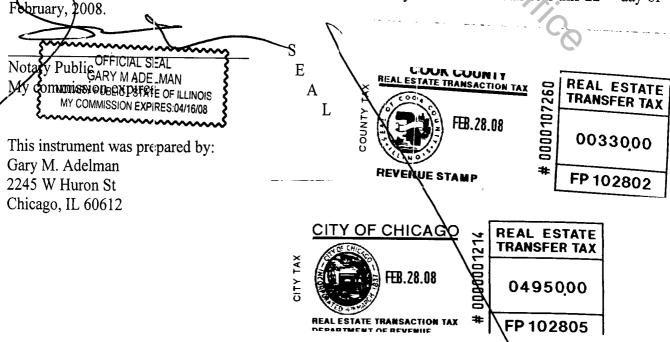
Its Manager,

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 )



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 dived of said company, for the uses and purposes therein set forth. GIVEN under my hand and official seel this 22<sup>nd</sup> day of February, 2008



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#### CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5102840 UNC

STREET ADDRESS: 1711 WEST DIVISION STREET

UNIT 304/P-6

CITY: CHICAGO

COUNTY: COOK

CITT: CHICAGO

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

17-06-406-004-0000 17-06-406-005-0000, 17-06-406-033-0000

LEGAL DESCRIPTION:

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 THF FAST 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 E7.37 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EXCEPTING THEREFROM THE FOLICYING 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 LIEVATION OF +26.14 FEET CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN FLEVATION 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 DEGIFLS 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, 12.02 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 56 SECONDS WEST, 12.02 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 04 SECONDS WEST, 21.32 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 29.52 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 58 SECONDS WEST, 29.52 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 29.52 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 29.52 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 29.52 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 56 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.

LEGALD

02/22/08

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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 RICHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT

OF THE REMAINING PP. OPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS,

RESTRICTIONS AND RESERVATION'S CONTAINED IN SAID DECLARATION THE SAME AS THOUGH

THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."