



Doc#: 0809341080 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/02/2008 12:51 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

0071194/MTCIAL/10F3

THE GRANTOR, **Cornelia Ashland Development Corp.**, an Illinois Corporation of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: Alaina Rau, a Single Women and Darrell P. and Linda A. Rau, Husband and Wife, as Joint Tenants with rights of survivorship, of 516 W. Deming Place, Apt. 2S, Chicago, Illinois, ("Grantees"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 14-20-300-006-0000; 14-20-300-025-0000 (affects the property and other property)

Address of Real Estate: 1550 West Cornelia Avenue, Unit 204/GU-4
Chicago, Illinois 60657

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private utility and railroad easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit as a residential condominium; (6) the Declaration of Condominium for the Vue Lakeview I Condominium recorded February 13, 2008, as document #0804403000, as amended from time to time; (7) the Declaration of Easements: Temporary Construction Easements recorded February 14, 2008, as document #0804511110, as amended from time to time; (8) the Declaration of Easements for Adjacent Walls, Encroachments, Access and Maintenance recorded February 14, 2008 as document #0804541095, as amended from time to time; (9) the Declaration of Covenants, Conditions, Restrictions and Easements: Reciprocal Easement Agreement recorded February 14, 2008 as document #0804541094, as amended from time to time; (10) the provisions of the Illinois Condominium Property Act; (11) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (12) liens and other matters as to which Mercury Title Company, L.L.C. commits to insure Grantee against loss or damage.

After Recording Return To: Alaina Rau, Darrell and Linda Rau, 1550 W. Cornelia, Unit 204,
Chicago IL 60657

M.G.R. TITLE

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on 28th day of March, 2008.

CORNELIA ASHLAND DEVELOPMENT CORP.,
an Illinois corporation

BY: Paul McHugh
Paul McHugh, its President

State of Illinois)
) SS
County of Cook)

03/31/2008 14:06 Batch 02299 3
~~548242~~
\$2,812.50
City of Chicago
Dept. of Revenue
Real Estate Transfer Stamp



I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, Paul McHugh, in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal, this 28th day of March, 2008



Judy Mason
Notary Public

This Instrument was prepared by:

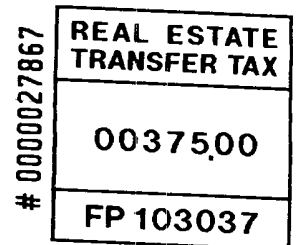
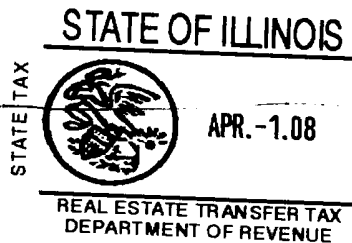
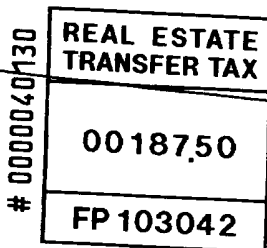
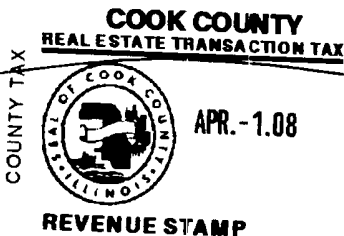
Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:

Send subsequent tax bills to:

Alaina Rau
1550 W. Cornelia
Unit 204
Chicago, IL 60657

Alaina Rau
1550 W. Cornelia
Unit 204
Chicago, IL 60657



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LEGAL DESCRIPTION

PARCEL 1:

Unit 204, and GU-4 in the VUE LAKEVIEW I CONDOMINIUMS as delineated on a survey of the following described real estate:

THAT PART OF LOTS 23, 22, 21 AND 20 (EXCEPTING FROM EACH OF SAID LOTS THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 20) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF ASHLAND AVENUE AS WIDENED, WHICH POINT IS 4.62 FEET SOUTH OF THE NORTH LINE OF SAID LOT 20; THENCE EAST 106.75 FEET TO A POINT ON THE EAST LINE OF SAID LOT 20 WHICH IS 4.62 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH, ALONG THE EAST LINES OF SAID LOTS 20, 21, 22 AND 23, TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 23, TO A POINT ON THE EAST LINE OF ASHLAND AVENUE AS WIDENED; THENCE NORTH, ALONG SAID WIDENED LINE, 112.04 FEET MORE OR LESS TO THE PLACE OF BEGINNING, EXCEPT THE FOLLOWING DESCRIBED TWO PARCELS: (1) THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING BELOW AN ELEVATION OF 31.09 FEET (CITY OF CHICAGO DATUM), SAID ELEVATION BEING THE CONCRETE CEILING ELEVATION AND LYING ABOVE AN ELEVATION OF 18.89 FEET (CITY OF CHICAGO DATUM), SAID ELEVATION BEING THE TOP OF THE CONCRETE FLOOR, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 23; THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ON AN ASSUMED BEARING, 52.93 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID EXTENSION, 0.97 FEET TO A POINT OF BEGINNING AT THE INTERSECTION OF THE NORTH FACE OF A WALL AND SAID WEST FACE OF AN INTERIOR WALL; THENCE CONTINUING NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID WEST FACE, 2.48 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL, THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG SAID FACE, 3.70 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID FACE, 16.60 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL, THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG SAID FACE, 6.99 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID FACE, 7.59 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG SAID FACE, 7.83 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID FACE, 6.02 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, ALONG SAID FACE, 7.50 FEET TO A POINT ON THE WEST FACE OF AN INTERIOR WALL; THENCE NORTH 0 DEGREES 02 MINUTES 10 SECONDS EAST, ALONG SAID FACE, 18.59 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG SAID FACE, 41.82 FEET TO A POINT ON THE EAST FACE OF A WALL; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID FACE, 7.56 FEET, TO A POINT ON THE NORTH FACE OF A WALL; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID FACE, 4.34 FEET TO A POINT ON THE EAST FACE OF AN INTERIOR WALL; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID FACE, 12.83 FEET TO A POINT ON THE SOUTH FACE OF A WALL; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG

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SAID FACE, 4.34 FEET TO A POINT ON THE EAST FACE OF A WALL; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID FACE, 21.08 FEET TO A POINT ON THE SOUTH FACE OF A WALL; THENCE SOUTH 52 DEGREES 17 MINUTES 10 SECONDS EAST, ALONG SAID FACE, 2.79 FEET; THENCE SOUTH 59 DEGREES 05 MINUTES 45 SECONDS EAST, ALONG SAID FACE, 3.15 FEET; THENCE SOUTH 66 DEGREES 19 MINUTES 11 SECONDS EAST, ALONG SAID FACE, 3.15 FEET; THENCE SOUTH 73 DEGREES 32 MINUTES 38 SECONDS EAST, ALONG SAID FACE, 3.15 FEET; THENCE SOUTH 80 DEGREES 56 MINUTES 25 SECONDS EAST, ALONG SAID FACE, 3.30 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, ALONG SAID FACE, 3.10 FEET TO A POINT ON THE EAST FACE OF A WALL; THENCE SOUTH 0 DEGREES 2 MINUTES 10 SECONDS EAST, ALONG SAID FACE, 3.80 FEET TO A POINT ON THE NORTH FACE OF A WALL; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, ALONG SAID FACE, 4.73 FEET TO A POINT ON THE WEST FACE OF A WALL; THENCE NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID FACE, 4.30 FEET TO A POINT ON THE NORTH FACE OF A WALL; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, ALONG SAID FACE, 13.42 FEET TO A POINT ON THE EAST FACE OF A WALL; THENCE SOUTH 0 DEGREES 2 MINUTES 10 SECONDS EAST, ALONG SAID FACE, 4.30 FEET TO A POINT ON THE NORTH FACE OF A WALL; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, ALONG SAID FACE, 17.52 FEET TO THE POINT OF BEGINNING; (2) THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING BELOW AN ELEVATION OF 30.33 FEET (CITY OF CHICAGO DATUM) SAID ELEVATION BEING THE CONCRETE CEILING ELEVATION AND ABOVE TO FOLLOWING VERTICALLY PLANED ELEVATION (THE WEST EDGE OF THE FOLLOWING DESCRIBED PARCEL BEING AT AN ELEVATION OF 18.85 (CITY OF CHICAGO DATUM) AND THE EAST EDGE OF THE FOLLOWING DESCRIBED PARCEL BEING AT AN ELEVATION OF 19.36 FEET (CITY OF CHICAGO DATUM) SAID VERTICAL PLANE DESCRIBING THE TOP OF THE CONCRETE FLOOR); SAID PARCEL COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ON AN ASSUMED BEARING, ALONG THE EAST LINE OF SAID LOT 23, 0.97 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH FACE OF A CONCRETE WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG SAID EXTENSION, 0.97 FEET TO A POINT OF BEGINNING AT THE INTERSECTION OF THE WEST FACE OF CONCRETE WALL AND SAID NORTH FACE; THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG SAID NORTH FACE, 26.51 FEET TO A POINT ON THE EAST FACE OF A CONCRETE WALL; THENCE NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID FACE, 0.73 FEET TO A POINT ON THE NORTH FACE OF A CONCRETE WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG SAID FACE, 4.25 FEET TO A POINT ON THE WEST FACE OF A CONCRETE WALL; THENCE SOUTH 0 DEGREES 2 MINUTES 10 SECONDS EAST, ALONG SAID FACE, 0.73 FEET TO A POINT ON THE NORTH FACE OF A CONCRETE WALL; THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST, ALONG SAID FACE, 2.67 FEET TO A POINT ON THE EAST FACE OF A CONCRETE WALL; THENCE NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID FACE, 5.05 FEET TO A POINT ON THE SOUTH FACE OF A CONCRETE WALL; THENCE NORTH 0 DEGREES 2 MINUTES 10 SECONDS WEST, ALONG SAID FACE, 12.15 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH EDGE OF A PAINTED PARKING STRIPE; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, ALONG SAID EXTENSION, SAID NORTH EDGE AND THE EASTERLY EXTENSION THEREOF, 34.41 FEET TO A POINT ON THE WEST FACE OF A CONCRETE WALL; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID FACE, 17.20 FEET TO THE POINT OF BEGINNING; ALL IN BLOCK 4 IN LAKE PARK ADDITION TO LAKEVIEW IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

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WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0804403000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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

COMMONLY KNOWN AS: 1550 WEST CORNELIA AVENUE, Unit 204 and GU-4 CHICAGO, ILLINOIS 60657

PIN: 14-20-300-006-0000; 14-20-300-025-0000 (affects the property and other property)

Property of Cook County Clerk's Office