

SPECIAL WARRANTY DEED

(Individual)

98-1317

THIS INDENTURE, made this
15th day of December
1998 between WASHINGTON
BOULEVARD, L.L.C., an 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, Frederick Grahn
and Edna Grahn, 550 N. Kingsbury
Chicago, IL 60640, as Tenants by
the Entirety and not Tenants in Common
or Joint Tenants party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and
00/100 (\$10.00) dollars and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is
hereby acknowledged, and pursuant to authority of the Secretary of grantor, by these presents does REMISE, RELEASE, ALIEN
AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described real estate,
situated in the County of Cook and State of Illinois known as and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining,
the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title,
interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of , in and to the above
described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above
described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And 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, their 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 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: Real Estate Taxes not yet payable, special taxes or assessments for improvements not yet
completed, easements, covenants, agreements, conditions, restrictions and building lines of record and party wall
rights, easements of record; the plat, act of grantee; Illinois Condominium Property Act.

Permanent Real Estate Index Number: 17-08-443-036, 17-08-443-039

Address of Real Estate: 27 N. Racine Unit 403, Chicago, IL 60607

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its
Manager, the day and year above written.

WASHINGTON BOULEVARD L.L.C.
an Illinois limited liability company

By: [Signature]
Its: Manager

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1998-12-09 13:28:22

Cook County Recorder

25.50



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08116843

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Richard H. Lillie, Jr. as Manager of Washington Boulevard L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Secretary appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1st day of December, 1998.

Elizabeth L. O'Loughlin
Notary Public

My Commission Expires: 8/10/99

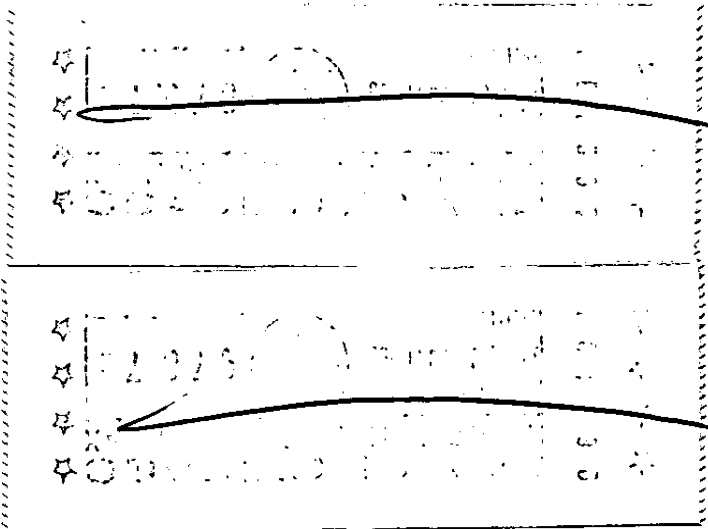


This instrument was prepared by

Thrush Realty
357 W. Chicago Avenue
Chicago, IL 60610

RETURN TO:

FREDERICK S. GRAHAM
77 W. Washington Suite 1525
Chicago, Illinois
60602



Cook County
REAL ESTATE TRANSACTION TAX
130.50
REVENUE
STAMP DEC-9'98
P.B. 11425
081371

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
261.00
DEPT. OF REVENUE
DEC-9'98
P.B. 10760
082201

UNOFFICIAL COPY

FILE NUMBER:
98-1317

SCHEDULE A CONTINUED

08116843

LEGAL DESCRIPTION:

UNIT 403 IN BLOCK "X" CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

LOTS 1 THROUGH 11 AND THE EAST-WEST 10 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING LOTS 1 THROUGH 11, IN CARPENTER AND STRONG'S RESUBDIVISION OF LOTS 1 TO 10 IN SUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 THROUGH 7 AND LOT 8 (EXCEPT THE SOUTH 6.0 FEET THEREOF) IN THE SUBDIVISION OF LOTS 11, 14, 15, 18, 19, 22 AND 23 IN CARPENTERS RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 12, 13, 16, 17, 20, 21 AND 24 (EXCEPT THE SOUTH 6.0 FEET THEREOF) IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH-SOUTH 18 FOOT PUBLIC ALLEY LYING EAST OF LOTS 1 THROUGH 7 AND LOT 8 (EXCEPT THE SOUTH 6.0 FEET THEREOF) IN THE SUBDIVISION OF LOTS 11, 14, 15, 18, 19, 22 AND 23 IN CARPENTERS RESUBDIVISION OF BLOCK 47 AND LYING WEST OF LOTS 12, 13, 16, 17, 20, 21 AND 24 (EXCEPT THE SOUTH 6.0 FEET THEREOF) IN CARPENTER'S RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98977346 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE #10 AND STORAGE SPACE #10 A LIMITED COMMON ELEMENT AS DEPICTED ON THE SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 98-977346