

UNOFFICIAL COPY

08123955

SPECIAL WARRANTY DEED

2017989 MTC DAS

MAIL TO:

NEAL ROSS, ATTY

233 E. Erie, #205

Chicago, IL 60611



3878/0079 26 001 Page 1 of 3

1998-12-10 12:30:15

Cook County Recorder

25.50



SEND TAX BILLS TO:

Arthur P. Kessler

2632 N. Wayne #3

Chicago, IL 60614

2017989 MTC DAS 1063
THIS INDENTURE, made this 30th day of November, 1998 between O'NEILL AND SONS CONSTRUCTION AND MANAGEMENT, INC., an Illinois Corporation, as party of the first part, and ARTHUR KESSLER, 1039 W. Altgeld, Chicago, Illinois, party of the second part, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the ~~Operating Agreement~~ of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, their heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:

UNIT 3 IN THE 2632 NORTH WAYNE CONDOMINIUM ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 23 IN ALTGELD'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SUBDIVISION BLOCK 4 IN THE SUBDIVISION OF BLOCK 44 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 08054203 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE GARAGE SPACE NUMBER P3 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 08054203.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENT APPURTENANT TO THE ABOVE DESCRIBED

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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."

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first party, 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 incumbered 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: (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 the Closing; (3) applicable zoning and building laws or ordinances; (4) the Declaration including any and all exhibits thereto and amendments thereof as permitted by the Declaration and the Act; (5) provision of the Act; (6) easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the Premises as a residence; (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (8) liens, encroachments and other matters as to which the Title insurer commits to insure Buyer against loss or damage.

Permanent Real Estate Index Number: 14-29-307-026-0000

Address of real estate: 2632 NORTH WAYNE, UNIT 3, CHICAGO, ILLINOIS.

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 President the day and year first above written.

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1217709

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08123955
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O'NEILL AND SONS CONSTRUCTION AND MANAGEMENT, INC., an Illinois Corporation

By: Thomas O'Neill
Its President

★ 161664
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE JUN 16 '98
★ P.B. 11158
2992.50
S.B.

This instrument prepared by: Mulryan and York, Attorneys at Law, 3442 N. Southport Avenue, Chicago, Illinois 60657

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Cynthia M. Seitz, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS O'NEILL, personally known to me to be President of O'NEILL AND SONS CONSTRUCTION AND MANAGEMENT, INC., an Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as President he signed and delivered the said instrument, pursuant to authority, given by the By-Laws of the Corporation, and as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of November, 1998.

M. York
Notary Public

"OFFICIAL SEAL"
MARY M. YORK
Notary Public, State of Illinois
My Commission Expires 11/15/99

081407
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP DEC 10 '98
P.B. 11425
199.50

082442
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 10 '98
P.B. 10760
DEPT. OF REVENUE
399.00