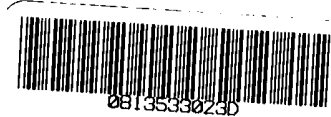


UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0813533023 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/14/2008 08:42 AM Pg: 1 of 5

Property of Cook County

The above space reserved for Recorder's use only.

THIS INDENTURE, made, May 8, 2008 between **2301 South Wabash Development Corp., an Illinois corporation**, located at 4252 N. Cicero, Chicago, IL 60618, duly authorized to transact business in the State of Illinois, party of the first part, and Michael Chan and Olivier G. Hambuckers, ~~husband and wife, as tenants in common~~ as Joint Tenants with rights of survivorship, nor as Tenants in Common, 125 15th St., Chicago, IL, 60605, 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 other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

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 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, his/her/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, his/her/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 those exceptions listed on Exhibit A attached hereto.


BOX 334 CT

KF
5

8438405
DTP
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Property of Cook County Clerk's Office

STATE OF ILLINOIS

 MAY. 12. 08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000048915

REAL ESTATE TRANSFER TAX
00470.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 MAY. 12. 08
 REVENUE STAMP

0000040000

REAL ESTATE TRANSFER TAX
00235.00
FP 103034

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

 MAY. 12. 08

0000001131

REAL ESTATE TRANSFER TAX
04935.00
FP 103033

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused the seal of its authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

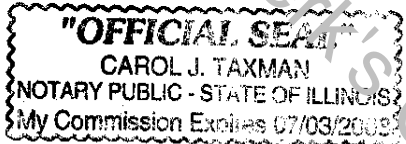
2301 South Wabash Development Corp., an Illinois corporation

By: _____
Name: David J. Dubin
Title: President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Carol J. Taxman, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the President of **2301 South Wabash Development Corp., 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 acknowledged that as such President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of **2301 South Wabash Development Corp., an Illinois corporation** as his free and voluntary act, and 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
th day of May, 2008.



Carol J. Taxman
Notary Public, State of Illinois

This instrument was prepared by: Carol J. Taxman, Ltd., 9636 Lawler Suite 1B, Skokie, Illinois 60077

MAIL TO: MARY F. DESLOOVER, ATTORNEY AT LAW, 407 S. DEARBORN ST. SUITE
CHICAGO, IL 60605 1675

SEND SUBSEQUENT TAX BILLS TO: Michael Chan and Olivier G. Hambuckers, 2335 S. Wabash Ave., Chicago, Illinois 60616

UNOFFICIAL COPYEXHIBIT A

See attached

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part; *provided that any such easements, restrictions, conditions, covenants, do not impinge on the*

Party of the first part also hereby grants to the party of the second part, *his/her* their 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, aforesaid, and the 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 therein. *first equipment of the real property as a residential unit/townhome.*

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.

Common Address: 2335 S. Wabash Ave.
Chicago, Illinois 60616

Permanent Index Numbers: 17-27-109-001-0000
17-27-109-005-0000
17-27-109-019-0000

UNOFFICIAL COPY

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO. : 1401 008438603 NA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS :

PARCEL 1:

THAT PART OF LOTS 2, 3, 4 AND 8 IN ASSESSORS DIVISION OF BLOCK 22 TOGETHER WITH THAT PART OF LOTS 5, 6, 7 AND 8 IN THE SUBDIVISION OF BLOCK 31 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00° 00' 00" EAST ALONG THE WEST LINE THEREOF 25.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 00' 00" EAST 21.10 FEET; THENCE SOUTH 89° 45' 26" EAST 47.57 FEET; THENCE SOUTH 00° 00' 36" EAST 20.69 FEET; TO THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 89° 45' 02" WEST 47.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS, EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITION, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 26, 2006 AS DOCUMENT NUMBER 0629918025 AND FIRST AMENDMENT RECORDED APRIL 3, 2007 AS DOCUMENT NUMBER 0709322026.