

UNOFFICIAL COPY

REPUBLIC TITLE CO.

RTC 52201

SPECIAL WARRANTY DEED

546
THIS INDENTURE, made this 11th day
of April, 2008 between
1910 N. Clark, 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, whose business
address is: 5940 W. Touhy Avenue, Niles, IL
60077, party of the first part, and



Doc#: 0815640137 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/04/2008 12:07 PM Pg: 1 of 4

Neil T. Coleman and Amy Coleman, husband and wife, 1910 NORTH CLARK, Chicago IL
as Tenants In Common, Party of
The Second Part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten
and No/100 ---- (\$10.00) ---- Dollars and other good and valuable consideration, in hand
paid by the party of the second part receipt of which is hereby acknowledged, and
pursuant to authority given by the Manager of said Limited Liability Company, 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 land, situated
in the County of Cook and State of Illinois known and described as follows, to-wit:

-See Exhibit A attached hereto and made a part hereof -

Subject to: See Exhibit B attached hereto and made a part hereof

The grantors warrant to the grantee and his successors in title that they have not created
or permitted to be created any lien, charge, or encumbrance against said real estate that is
not shown among the title exceptions listed above; and grantors covenant that they will
defend said premises to the extent of the warranties made herein against lawful claims of
all persons. The grantors release and waive all rights in said real estate that they may
have under the homestead exemption laws of Illinois.

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

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1910 N. Clark, LLC
AN ILLINOIS LIMITED LIABILITY COMPANY

By: _____
Title: President
Of: Metropolitan Development Enterprises, Inc.
Its: Manager

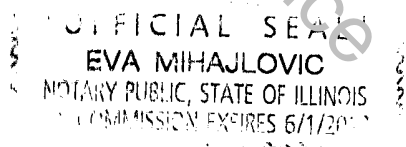
State of ILLINOIS)
County of COOK)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Paul Hardej, personally known to me to be the President of METROPOLITAN DEVELOPMENT ENTERPRISES, AN ILLINOIS LIMITED LIABILITY COMPANY, 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 Paul Hardej, he signed, and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 22nd day of May, 2008

Eva Mihajlovic
Notary Public

Send Subsequent Tax Bills To:
NEIL COHEN
1910 N Clark
Chicago IL 60614



After Recording Return to:
DAVID L GOLDSTEIN
35 E Wacker Dr
Chicago IL 60601

Prepared by: **LAW OFFICES OF BERG & BERG**
5215 Old Orchard Road • Suite 220 • Skokie, Illinois 60077

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Exhibit B

- (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 and building laws or ordinances;
- (4) encroachments which the Title Insurer (as hereinafter defined) is willing to insure;
- (5) utility easements, covenants, conditions, restrictions, easements and agreements of record (including, without limitation, party wall agreements) that do not materially adversely affect the use of the Property as a residence;
- (6) Terms and provisions of urban renewal plan recorded April 12, 1967 as document number 20107662 and amended December 6, 1968 as document 20696306
- (7) Terms, provisions, conditions of Declaration of Party Wall Rights and Easements for 1910 and 1912 N. Clark Street as contained in instrument dated March 20, 2006 and recorded March 23, 2006 as document 0608255100
- (8) ~~Terms, provisions, conditions of Declaration of Party Wall Rights and Easements for 1910 and 1912 N. Clark Street as contained in instrument dated March 20, 2006 and recorded March 23, 2006 as document 0608255099~~
- (9) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and
- (10) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage,

City of Chicago
 Dept. of Revenue
 553432
 06/02/2008 11:55 Batch 00763 49

Real Estate
 Transfer Stamp
 \$18,900.00



STATE TAX
 STATE OF ILLINOIS
 JUN.-2.08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000008662
 REAL ESTATE
 TRANSFER TAX
 01800.00
 FP 103020

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 JUN.-2.08
 REVENUE STAMP

0000015784
 REAL ESTATE
 TRANSFER TAX
 00900.00
 FP 103019

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PROPERTY LEGAL DESCRIPTION:

ALL OF LOT 9 AND THAT PART OF LOT 8 LYING BELOW AN ELEVATION OF 27.88 FEET CHICAGO CITY DATUM DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 65 DEGREES 43 MINUTES 53 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 8, 14.88 FEET; THENCE NORTH 24 DEGREES 16 MINUTES 07 SECONDS WEST, 2.33 FEET; THENCE SOUTH 65 DEGREES 43 MINUTES 53 SECONDS WEST, 14.86 FEET; THENCE SOUTH 23 DEGREES 45 MINUTES 53 SECONDS EAST, 2.33 FEET TO THE POINT OF BEGINNING AND ALSO THAT PART OF LOT 8 LYING BELOW AN ELEVATION OF 25.50 FEET CHICAGO CITY DATUM DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 65 DEGREES 43 MINUTES 53 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 8, 14.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 65 DEGREES 43 MINUTES 53 SECONDS EAST, 7.0 FEET; THENCE NORTH 24 DEGREES 16 MINUTES 07 SECONDS WEST, 2.33 FEET; THENCE SOUTH 65 DEGREES 43 MINUTES 53 SECONDS WEST, 7.0 FEET; THENCE SOUTH 24 DEGREES 16 MINUTES 07 SECONDS EAST, 2.33 FEET TO THE POINT OF BEGINNING IN OLSEN'S SUBDIVISION OF LOTS 13 TO 23 INCLUSIVE IN THE SUBDIVISION OF BLOCK 37 IN CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14-33-404-019
14-33-404-018

Property of Cook County Clerk's Office