

SPECIAL WARRANTY DEED
(Individual)

UNOFFICIAL COPY

THIS INDENTURE, made this
25th 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, Christopher Conley
and Cira Conley, Husband and Wife

as Tenants by the Entirety and not as Joint Tenants or 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 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

③

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.

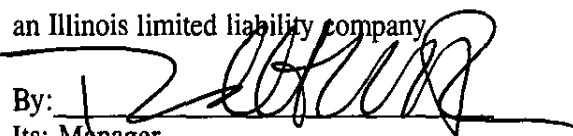
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered 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: 23 N. Racine Unit 434, 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: 
Its: Manager

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Cook County Recorder 25.50



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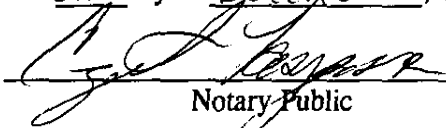
STATE OF ILLINOIS)

) 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.

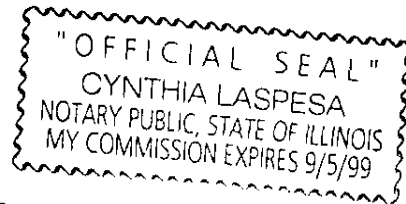
Given under my hand and Notarial Seal this 21st day of December, 1998.


Notary Public

My Commission Expires: 9-5-99

This instrument was prepared by:

Thrush Realty
357 W. Chicago Avenue
Chicago, IL 60610



MAIL TO:

LLOYD GUSSIS
2524 N. LINCOLN
CHICAGO, IL 60614

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083079

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEC30'98 DEPT. OF REVENUE

379.50

P.B. 1076

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP DEC30'98

188.75

P.B. 11422

FILE NUMBER:

^C

SCHEDULE A CONTINUED

LEGAL DESCRIPTION:

UNIT 434 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 IN CARPENTER AND STRONG'S RESUBDIVISION OF LOTS 1 TO 10 IN SUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF 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 12, 13, 16, 17, 20, 21, AND 24 IN CARPENTER'S RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF 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 1 TO 8 IN THE SUBDIVISION OF LOTS 11, 14, 15, 18, 19, 22 AND 23 IN CARPENTER'S RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND ALL PUBLIC ALLEYS LYING BETWEEN THE ABOVE REFERENCED PARCELS;

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 #3 AND 46 AND STORAGE SPACE #3 AND 46 A LIMITED COMMON ELEMENT AS DEPICTED ON THE SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 98-977346

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