

UNOFFICIAL COPY

08187313

12/30/98 04:00:01 Page 1 of 4
1998-12-30 12:51:34
Cook County Recorder 27.00



08187313

SPECIAL
WARRANTY
DEED

08187313

CTI

183

FRW

LND

77-79-746

Property of Cook County Clerk's Office

The above space reserved for Recorder's use only.

THIS INDENTURE, made this 2nd day of December, 1998, between OLYMPIA LOFTS, L.L.C., an Illinois limited liability company, duly authorized to transact business in the State of Illinois, party of the first part, and David G. Clark and Carol A. Krohn, husband and wife, not as joint tenants or as tenants in common but as tenants by the entirety 3615 W. Byron, Apt #3, Chicago, IL 60618, 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, 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, WILL WARRANT AND DEFEND, subject to those exceptions listed on Exhibit A attached hereto.

David G. Clark

BOX 333-CTI

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CO. NO. 016
A 2898
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
DEC 29 1998
P.B. 10776
167.50

313312
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
DEC 29 1998
P.B. 11427
83.75

★ 11993 ★
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
DEC 29 1998
P.B. 11195
900.00

★ 11994 ★
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
DEC 29 1998
P.B. 11195
356.25

11/11/98 11:00 AM
11/11/98 11:00 AM

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.

OLYMPIA LOFTS, L.L.C., an Illinois limited liability company

By: Authorized Signatory of the Managers of OLYMPIA LOFTS, L.L.C.
an Illinois limited liability company

By: Al O'Donnell
Name: Al O'Donnell
Title: Authorized Signatory

Property of Cook County Clerk's Office

STATE OF ILLINOIS

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) SS

COUNTY OF COOK

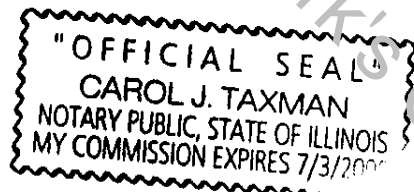
)

I, Carol J. Taxman, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ~~Al O'Donnell~~, personally known to me to be the person designated as Authorized Signatory by the Managers of OLYMPIA LOFTS, L.L.C., 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 Authorized Signatory, he signed and delivered the said instrument pursuant to authority, given by the Managers of OLYMPIA LOFTS, L.L.C., an Illinois limited liability company as their free and voluntary act, and the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of December, 1998

Commission expires: July 3, 2000

Carol J. Taxman
Notary Public



This instrument was prepared by: Carol J. Taxman, Ltd., 707 Skokie Boulevard, Suite 600, Northbrook, Illinois 60062

MAIL TO: Carl Paladnetti, Palladinetti and Associates, 4321 North Elston Avenue, Chicago, IL 60641

SEND SUBSEQUENT TAX BILLS TO: David G. Clark and Carol A. Krohn, Unit 312 843 W. Adams Street, Chicago, IL 60617

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 312 IN THE OLYMPIA LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND 3 (EXCEPT THE WEST 9 FEET THEREOF TAKEN FOR ALLEY) IN BLOCK 12 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER - 08050503, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF -P2-1 and S-312, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER - 08050503

Subject to: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Illinois Condominium Property Act; (e) the Plat; (f) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, if any; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; (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; and (n) encroachments, if any. *The Tenant of the Unit had no right of First Refusal.*

Party of the first part also hereby grants to the party of the second parts, 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 of Condominium, 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.

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: **Unit 312, 843 West Adams,
Chicago, Illinois 60607**

P.I.N.: 17-17-221-010-0000