

# UNOFFICIAL COPY

**SPECIAL  
WARRANTY  
DEED  
ILLINOIS**



Doc#: 0826240054 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/18/2008 10:25 AM Pg: 1 of 4

This instrument was prepared by:  
Patrick J. Powers  
PATRICK J. POWERS, LTD.  
19 S. LaSalle Street, Suite 902  
Chicago, Illinois 60603

Know All Men By These Presents, that 2508 N Marshfield Corp., an Illinois Corporation, (the "Grantor"), for and in consideration of the sum of ten dollars (\$10.00) in cash and other good and valuable consideration, in hand paid, by Larry Haefner and Faith Dansereau (the "Grantee") as Tenants by the Entirety, not as Tenants in Common nor as Joint Tenants, of 90 Grandview Drive, Clastonbury, Connecticut to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents, does GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:  
*+ husband and wife*

See legal description attached hereto as Exhibit "A"

Permanent Index Number: 14-29-124-016-0000

Address of Real Estate: 1531 W. George Street, Chicago, Illinois 60657

(the "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) general real estate taxes not yet due and payable.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS

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## EXHIBIT A

### Legal Description

Property address: 1531 W. George Street, Chicago, Illinois 60657

Property index number: 14-29-124-016-0000

Legal description:

LOT 13 IN THE SUBDIVISION OF BLOCK 5 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S DIVISION OF THE SOUTHWEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## EXHIBIT B

### Permitted Encumbrances

- (a) general real estate taxes not due and payable at the time of Closing;
- (b) applicable zoning and building laws and ordinances;
- (c) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser;
- (d) utility easements, *not underlying the Premises*
- (e) agreements, conditions, covenants, and restrictions of record, if any;
- (f) liens and other matters of title over which the title company, as hereinafter defined, is willing to insure without cost to Purchaser;
- ~~(g) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;~~
- ~~(h) applicable building and zoning laws, statutes, ordinances and restrictions,~~
- ~~(i) roads and highways, if any; and~~
- (j) Purchaser's mortgage.