

09012249

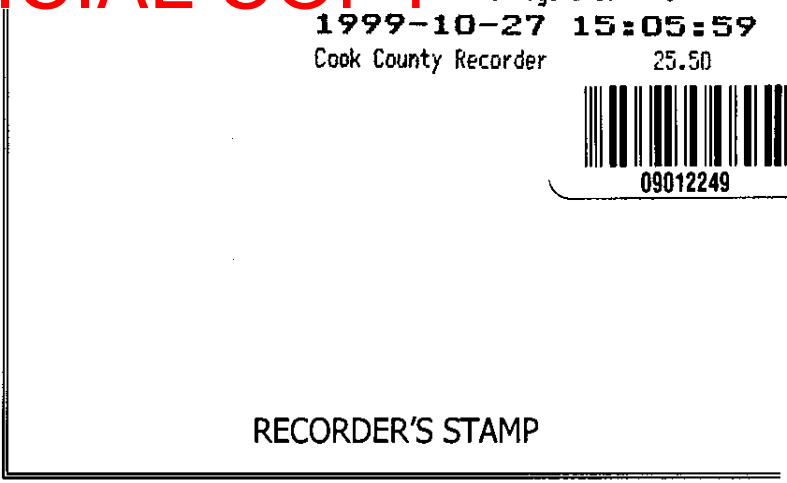
851770191 05 001 Page 1 of 3  
1999-10-27 15:05:59  
Cook County Recorder 25.50



N9800731 10/25/99

# SPECIAL WARRANTY DEED

UNOFFICIAL COPY



THE GRANTOR, Kinzie Park L.L.C., an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid and pursuant to authority given by the Manager of said Company,

CONVEYS AND WARRANTS to Robyn A. Pfeffer of 211 E. Ohio St. Apt. #702 Chicago IL 60611, Individual, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*3m*

### SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO AND MADE A PART HEREOF

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, or, in and to the above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it, subject to: SEE ATTACHED EXHIBIT "A"

Permanent Index Number(s): 17-09-112-005-0000 17-09-112-010-0000 17-09-112-018-0000

Property Address: 400 N. Clinton Street #507, Chicago, IL 60610

In Witness Whereof, said Grantor has executed this Deed by its Manager, this 20th day of October, 1999.

KINZIE PARK L.L.C., an Illinois limited liability company

By: HABITAT KINZIE PARK L.L.C., an Illinois limited liability company  
Its: Manager

By: THE HABITAT COMPANY, an Illinois corporation  
Its: Manager

By: [Signature] Vice President

Attest: [Signature] Assistant Secretary

STATE OF ILLINOIS  
County of Cook

# UNOFFICIAL COPY

09012249

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Albert J. Caputo, Jr. and STEPHANIE CANTRELL personally known to me to be the Vice President and Assistant Secretary of THE HABITAT COMPANY, an Illinois corporation, as Manager of HABITAT KINZIE PARK L.L.C., an Illinois limited liability company, as Manager of KINZIE PARK L.L.C., an Illinois limited liability company, appeared before me this day in person, and severally acknowledged that as such Vice President and Assistant Secretary, they signed, sealed and delivered this instrument 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 notarial seal, this 20th day of October 1999.



Susan E Rakowski  
Notary Public

My commission expires on \_\_\_\_\_, 19\_\_\_\_.

This instrument was prepared by Stephanie A. Cantrell, 350 W. Hubbard Street Chicago IL 60610

Mail to:  
Robyn Pfeffer  
(Name)  
400 W. Clinton #509  
(Address)  
Chicago, IL 60610  
(City, State, Zip Code)


SEND SUBSEQUENT TAX BILLS TO:  
Robyn Pfeffer  
(Name)  
400 W. Clinton #509  
(Address)  
Chicago, IL 60610  
(City, State, Zip Code)



EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4, REAL ESTATE TRANSFER ACT DATE: \_\_\_\_\_

Signature of Buyer, Seller or Representative

CITY TAX



OCT. 27. 99


# 000000113

REAL ESTATE TRANSFER TAX
0121175
FP326675

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

STATE OF ILLINOIS

STATE TAX



OCT. 27. 99

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE


# 0000000146

REAL ESTATE TRANSFER TAX
0015150
FP326703

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



OCT. 27. 99

REVENUE STAMP

# 0000000144

REAL ESTATE TRANSFER TAX
0008075
FP326657

EXHIBIT A  
LEGAL DESCRIPTION

PARCEL 1:

UNIT 507 AND PARKING SPACE 61 IN SOUTH RIVER PARK CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE.

LOT 1 J. KINZIE PARK SUBDIVISION BEING A RESUBDIVISION OF LOTS, BLOCKS, AND VACATED STREETS AND ALLEYS IN WABANSIA IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1999 AS DOCUMENT NUMBER 99712460 IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDIMINIUM RECORDED September 13, 1999 AS DOCUMENT NUMBER 99867467, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR KINZIE PARK HOMEOWNERS ASSOCIATION RECORDED MAY 27, 1999 AS DOCUMENT NUMBER 99514088.

By the acceptance of this deed, the Grantee acknowledges and has actual notice of the nature of the area generally surrounding the Property, specifically the presence of manufacturing uses, heavy truck and train traffic and the loading and unloading of trucks and train cars occurring adjacent thereto and that properties adjacent to and across from the Property are classified within a manufacturing zoning district. The Grantee has notice of commercial traffic which uses adjacent streets and railroads and may do so at any time and further understands that the adjacent properties any be developed and used for manufacturing uses consistent with the regulations contained within the Chicago Zoning Ordinance.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Declaration of Covenants, Conditions, Restrictions, Easements and By-Laws for Kinzie Park Townhome Association and Declaration of Easements, Restrictions, Covenants and By-Laws for Kinzie Park Homeowners Association Declaration the same as though the provisions of said Declarations were recited and stipulated at length herein.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.