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Cook County Recorder



SPECIAL WARRANTY DEED

(Individual)
99-1157
THIS INDENTURE, made this
30 day of NOVEMBER,
1999 between **FILLMORE**

DEVELOPMENT L.L.C., a 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 Jacqueline Scervino, parties 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 Vice President 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

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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.

Grantor also hereby grants to the Grantee, its successor and assigns, as rights and easement appurtenant to the above described real estate, the rights and easement 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 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.

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp

215092

\$1,162.50

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FILE NUMBER:
99-1157

SCHEDULE A CONTINUED

LEGAL DESCRIPTION:

UNIT A IN 1335 W. FILLMORE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 14 IN BLOCK 2 IN THE SUBDIVISION OF OUTLOT 47 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 09024684, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 A LIMITED COMMON ELEMENT AS DEPICTED IN THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 09024684.

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Cook County Clerk's Office