

# UNOFFICIAL COPY

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1999-11-09 09:30:05  
Cook County Recorder 27 EN

**SPECIAL WARRANTY DEED**  
Statutory (ILLINOIS)  
(Corporation to Individual)



THE GRANTOR

RACINE POINT, INC.,  
an Illinois Corporation created under and by  
virtue of the laws of the State of Illinois, for  
and in consideration of the sum of Ten and  
00/100 Dollars (\$10.00), and other good and  
valuable consideration in hand paid,  
GRANTS and CONVEYS to

THE ABOVE SPACE FOR RECORDER'S USE ONLY

DAVID BELL AND CARMEN BELL, Husband and Wife

whose address is 2240 N. Burling #G Chicago, IL 60614

not as joint tenants or tenants in common but as Tenants by the Entirety

the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number: 14-17-125-013

Said matter affects the land and other property

Common Address: 4432 N. Racine, Unit 2S, Chicago, Illinois, 60640

Together with the appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property TO HAVE AND TO HOLD the Property, unto the Grantee, his/her/heir heirs and assigns forever.


And the Grantor, for itself, and its successors, does covenant to the Grantee, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND, against all persons lawfully claiming by, through or under it.


INTERCOUNTY TITLE S1581053



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Property of Cook County Clerk's Office

<b>COUNTY TAX</b>	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX	# 0000009259	<b>REAL ESTATE TRANSFER TAX</b>
	 NOV. -5.99		0013325
	REVENUE STAMP		FP326679

<b>STATE TAX</b>	<b>STATE OF ILLINOIS</b>	# 0000009275	<b>REAL ESTATE TRANSFER TAX</b>
	 NOV. -5.99		0026650
	<b>COOK COUNTY</b>		FP326700

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## EXHIBIT "A"

PARCEL 1: UNIT 2S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RACINE COMMON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99929296, IN LOT 5 ( EXCEPT THE NORTH 20 FEET THEREOF) AND THE NORTH 30 FEET OF LOT 6 IN SUBDIVISION OF THE EAST 199 FEET OF THE SOUTH ¼ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE AND PERPETUAL USE OF GARAGE SPACE NUMBER G-1, AND STORAGE SPACE NUMBER S-6, BOTH A LIMITED COMMON ELEMENT PURSUANT TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 99929296.

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 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.

If the Grantee hereof is not the person, persons or entity which was the tenant of the property transferred and conveyed pursuant hereto at the time of provision of the Notice of Intent contemplated by 765 ILCS 605/30, then the person, persons or entity which was a tenant of such property at such time has either waived or failed to exercise the right of first refusal or option granted pursuant to such statute or had not right of first refusal or option with respect to the property being transferred pursuant hereto.

Common address: 4432 N. Racine, Unit 2S, Chicago, Illinois  
P.I.N.: 14-17-125-013-0000

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