



Doc#: 0910541139 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/15/2009 12:39 PM Pg: 1 of 6

After recording mail to:

JUDITH E. FORS
4669 N MANOR
CHICAGO IL 60625

Mail subsequent tax bills to:

ZACH ARCHER
3237 N. SEMINARY
UNIT 3
CHICAGO, IL 60657

SPECIAL WARRANTY DEED

THIS AGREEMENT between WILLIAM MCGARRY, a married individual (the "Grantor"), and ZACHARY ARCHER, an unmarried individual, of Chicago, Illinois (the "Grantee"), WITNESSETH that the Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, WARRANT AND CONVEY unto Grantee all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

(See Exhibit A attached 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 Grantor 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 Grantee, its successors and assigns forever.

BOX 334 CTT

609


1002
Cfr NA
LAWST
SA 4158020

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



APR. 14.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000054078

REAL ESTATE TRANSFER TAX
00607.50
FP 103032

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



APR. 14.09


REVENUE STAMP

0000054156

REAL ESTATE TRANSFER TAX
00303.75
FP 103034

CITY TAX

CITY OF CHICAGO



APR. 14.09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000103362

REAL ESTATE TRANSFER TAX
06379.00
FP 103033

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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 recorded as Document No. 0909918008; 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.

This Deed is subject to all rights, easements, covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, 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, Grantor WILL WARRANT AND DEFEND, subject to the Permitted Exceptions appearing on Exhibit B which is attached hereto and made a part hereof.


Grantor also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(NOTE: new construction, therefore, there are no Tenants who would have an option to purchase any unit).

SIGNATURE PAGE FOLLOWS.

UNOFFICIAL COPY

Dated this 13th day of April, 2009.




WILLIAM MCGARRY

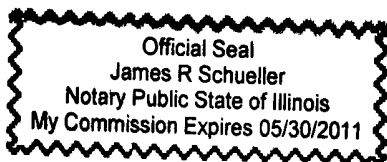
This instrument was prepared
by:


James R. Schueller, Esq.
1424 West Barry
Chicago, Illinois 60657

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, , a Notary Public in and for said County and State, do hereby certify that WILLIAM MCGARRY, 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 he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 13th day of April, 2009.





Notary Public
Commission expires 5/30/11

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 3 IN 3239 NORTH SEMINARY CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 IN BLOCK 6 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0909918008 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF THE ROOF DECK, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0909918008

COMMONLY KNOWN AS: 3239 N. SEMINARY, UNIT 3, CHICAGO, ILLINOIS.

Tax I.D. #: 14-20-423-008-0000 (AFFECTS THE UNDERLYING LAND)

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Non-delinquent general real estate taxes and special taxes and assessments.
2. The provisions of the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, including all amendments thereto.
3. The provisions of the Condominium Declaration recorded as Document No. _____ including all amendments and exhibits thereto.
4. Applicable zoning and building laws and ordinances and other ordinances of record.
5. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee.
6. Leases and licenses affecting the Common Elements as defined in the Condominium Declaration.
7. Covenants, conditions, agreements, building lines and restrictions of record.
8. Easements recorded at any time prior to Closing, including any easements established by or implied from the Condominium Declaration or amendments thereto.
9. Liens, encroachments and other matters over which Chicago Title Insurance Company is willing to insure over at Grantor's expense; provided, however, that the title exceptions described in 4, 6, 7, or 8 above shall not prohibit the Grantee's use of the Unit as a condominium residence.