



SPECIAL WARRANTY DEED

THIS INDENTURE, made this 28th day of October, 1999 between 1930 WEST ESTES ASSOCIATES, INC., an Illinois corporation 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 Susan Schulze, 5020 McVicker, Chicago, Illinois party of the second party, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN & 00/100 Dollars and other good and valuable consideration in hand paid, by the party of the second party, the receipt whereof is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

PARCEL 1:

UNIT 300 AND IN THE ESTES RIDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 14 AND 15 IN BLOCK 7 IN ROGERS PARK BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 LYING EAST OF RIDGE ROAD OF SECTION 31, ALSO THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO DECLARATION OF CONDOMINIUM BY 1930 WEST ESTES ASSOCIATES, INC. RECORDED AS DOCUMENT NO. 99968187 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

LIMITED COMMON ELEMENT DESIGNATED AS PARKING SPACES 17 AND 18 ON EXHIBIT 'B' OF THE DECLARATION RECORDED AS DOCUMENT NO. 99968187.

THE TENANT OF THIS UNIT FAILED TO EXERCISE ITS RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

1ST AMERICAN TITLE Order # DC996249
TSB

City of Chicago
Dept. of Revenue
217065



Real Estate
Transfer Stamp
\$960.00

12/10/1999 10:17 Batch 01272 3

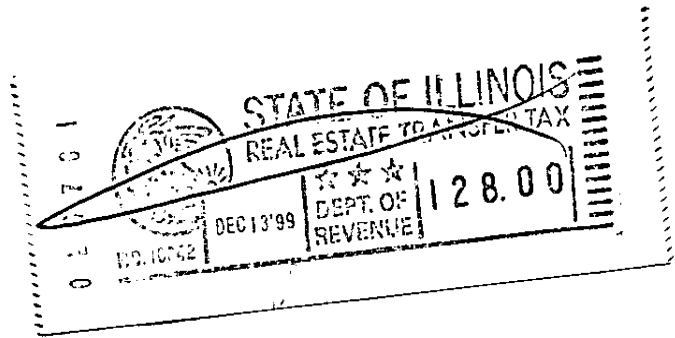
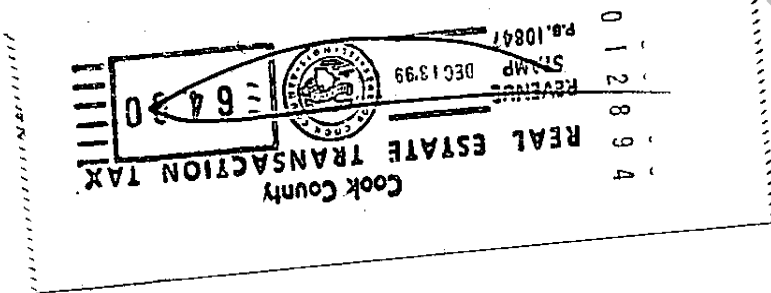
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THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION RECITED AND STIPULATED AT LENGTH HEREIN.

P.I.N. 11-31-200-018; 11-31-200-019

TO HAVE AND TO HOLD said real estate, together with all and singular the rights and appurtenances thereto in anyway belonging, unto the party of the second part and its successors and to WARRANT AND FOREVER DEFEND all and singular said real estate unto the party of the second part, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under the party of the first part but not otherwise and subject to:

SUBJECT ONLY TO: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration or amendments thereto and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act ("Act") and/or the Chicago Condominium Conversion Ordinance ("Code"); (f) ~~special taxes or assessments for improvements not yet completed~~; (g) ~~unconfirmed special tax or assessments~~; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (I) general taxes for the second installment of the year 1998 and subsequent years; (j) installments due after the Closing (as hereinafter defined) of assessments established pursuant to the Declaration of Condominium; (k) ~~existing tenant lease~~ and existing laundry lease (l) applicable zoning and building laws and ordinances, and other ordinances of record; (m) encroachments, if any; (n) acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (o) leases and licenses affecting the common elements; and (p) building lines and restriction.



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IN WITNESS WHEREOF, said party of the first part of its general partner has caused its name to be signed to these presents by its Secretary ~~President~~ and attested by its Authorized Agent, the date and year first above written.

1930 WEST ESTES ASSOCIATES, INC.
an Illinois corporation

BY: *Hina L. Madden*
Its Authorized Agent

BY: *[Signature]*
Its: ~~President~~ SECRETARY

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that *Paul J. Walker* Personally known to me to be the *Secretary* ~~President~~ of the 1930 West Associates, Inc., An Illinois corporation, and *Hina L. Madden* personally known to me to be the Authorized Agent of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such *Secretary* ~~President~~ and Authorized Agent, they signed and delivered the said 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 on this 29 day of October, 1999.
Kristin Ann Baukovac
Notary Public

This instrument was prepared by: The Inland Group, Inc., Law Department, 2901 Butterfield, Oak Brook, IL 60523

Address of Property: 1930W. Estes, Unit 300, Chicago, Illinois

Send Subsequent Tax Bills to: *Susan Schulze*, 1930 W. Estes, Unit #300, Chicago, Illinois

MAIL DEED TO: *Steve DeSilvestro*
5231 N. Harlem Avenue
Chicago, IL 60656



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