

UNOFFICIAL COPY

99-1285

**SPECIAL WARRANTY DEED
(Individual)**

09172834

9689/0105 49 001 Page 1 of 3
1999-12-17 15:15:23
Cook County Recorder 25.00



09172834

THIS INDENTURE, made this 14th day of DECEMBER, 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, William E. Altier, 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 **REVERSE, 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

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 **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.~~

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Permanent Real Estate Index Number: Part of 17-17-328-014 & 015

Address of Real Estate: 1409 & 1409A West Fillmore Street, Chicago, IL 60607

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Vice President of Manager, the day and year above written.

FILMORE DEVELOPMENT L.L.C.

By: 
Its: Vice President of Manager

09172834

STATE OF ILLINOIS)

COUNTY OF COOK)

SS

I, Louis Esparosa a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Gregory Teague, Vice President of the Manager of Fillmore Development, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President of Management appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 19th day of DECEMBER, 1999.


Notary Public

My Commission Expires: 10/29/00

This instrument was prepared by:

Thrush Realty
357 W. Chicago Avenue
Chicago, IL 60610

Mail To:

~~Marty De Rein, Esq.~~
William Altier
1440 W. Taylor Street
Chicago, IL 60607

Send Subsequent Tax

Bills To:

William E. Altier
1409 & 1409A W. Fillmore
Chicago, IL 60607



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FILE NUMBER:
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SCHEDULE A CONTINUED

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LEGAL DESCRIPTION:

THE WEST 22.50 FEET OF THE EAST 77.91 FEET (EXCEPT THE SOUTH 24.0 FEET) TOGETHER WITH THE WEST 28.10 FEET OF THE EAST 77.17 FEET OF THE SOUTH 24.0 FEET OF LOTS 42, 43, AND 44 TAKEN AS A TRACT, IN THOMAS STINSON'S SUBDIVISION OF BLOCK 48 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

City of Chicago
Dept. of Revenue
217403
12/16/1999 13:11 Batch 06587 25

Real Estate
Transfer Stamp
\$2,677.50

DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX
0000007285
FP 326669
0035700
REAL ESTATE TRANSFER TAX

STATE OF ILLINOIS
STATE TAX
DEC. 16, 99

REVENUE STAMP
0000016593
FP 326670
0017850
REAL ESTATE TRANSFER TAX

COOK COUNTY
REAL ESTATE TRANSFER TAX
COUNTY TAX
DEC. 16, 99

