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1999-12-17 15:43:05

Cook County Recorder

25.50

This Instrument Prepared by: Jeffrey S. Arnold Rudnick & Wolfe 203 North LaSalle Street Suite 1800 Chicago, Illinois 60601

After Recording Return to:

Roger V. McCaffrey, Esq. 19 S. LaSalle Street

15th Floor

Chicago, II 6060

Send Subsequent Tex Bills to Nazzareno E. Licashio

1757-<u>I</u> North Paulina Chicago, IL 60622



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SPECIAL WARRANTY DEED

This Indenture is made as of the 1/r? day of December, 1999, between Paulina Manor Townhomes L.L.C, an Illinois limited liability company ("Grantor"), whose address is 900 North Michigan Avenue, Suite 2002, Chicago, Illinois 60611, and NAZZARENO E. LIEGGH10

("Grantee"), whose address is 2701-C N. Greenview, Chicago, IL 60614

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT. BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

Parcel 1:
Unit No. 17571 in The Garden Homes on Paulina Condominium, as delineated on and defined on the plat of survey of the following described parcel of real estate: ALL-OF LOTS 59 THROUGH 69, BOTH INCLUSIVE, IN J.G. KEENAN'S SUBDIVISION OF BLOCK 24 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded March 17, 1999 as Document No. 99260914, as amended from time to time, together with its undivided percentage interest in the common elements.

UNOFFICIAL COP99175448 Page 2 of 3

P-17
Reparcel 2:

The exclusive right to the use of Parking Space Number _______, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid.

17571

Commonly known as Unit _____, 1757 North Paulina Street, Chicago, Illinois. Part of PINs 14-31-422-014, 14-31-422-016 and 14-31-422-017.

Granter also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the 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 ramaining 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 the Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditamer is and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or signated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promite and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject cally to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; (c) the Declaration, including all amendments and exhibits; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any, whether recorded or unrecorded; (h) covenants, conditions, restrictions, permits, easements and agreements of record; and (i) liens and other matters of title over which Near North National Title Corporation is willing to insure without cost to Grantee, provided none of the foregoing materially adversely affect Grantee's use of the Purchased Unit as a condominium residence.

UNOFFICIAL COPU 9175448 Page 3 of

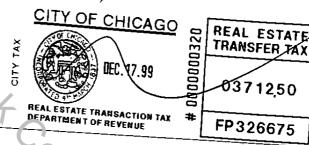
IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

By:
Robert W. Berliner, Jr.,
A Member

STATE OF ILLINOIS)

) SS

COUNTY OF COOK



I, the undersigned a Notary Public in and for the County and State aforesaid, do hereby certify that Robert W. Berliner, Jr., as a member of Pauline Manor Townhomes 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 member, appeared before ne his day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act, and as the free and voluntary act of such limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17th day of December 1999

My Commission Expires:

august 29, 2000

"OFFICIAL SEAL"
ELAINE A. KLINKOWITZ
Notary Public, State of Illinois
My Commission Expires Aug. 20, 2000

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

00495.00

REAL ESTATE TRANSFER TAX

PEAL ESTATE TRANSFER TAX

FP 326703

REVERUE STAMP

Notary Public

REAL ESTATE TRAMSFER TAX

00247.50

FP326657