

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

599223 112



Doc#: 0930605165 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/02/2009 11:49 AM Pg: 1 of 3

Parcel C Phase 2, L.L.C., an Illinois limited liability company, with an address of 710 West Oakdale Avenue, Chicago, Illinois ("Grantor"), 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, BARGAINS AND SELLS to: Raymond R. Kennelly and Carlene Kennelly, as husband and wife, not as tenants in common but as joint tenants with rights of survivorship, with an address of 315 E. Cullerton, Unit 4, Chicago, Illinois 60616 ("Grantee"), the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s). 17-22-310-010-0000; 17-22-310-016-0000; 17-22-310-017-0000; 17-22-310-018-0000; 17-22-310-019-0000 (affects underlying land and other property)

Address of Real Estate: 1901 South Calumet Avenue, Unit 1409/GU-210/S-105, Chicago, Illinois 60616

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

(above space for recorder only)

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, certain unrecorded license agreements and railroad rights of way, reservations, easements and rights, including without limitation that certain Declaration of Easements, Covenants, Conditions, Restrictions, Shared Wall Rights and Maintenance for Museum Park Place South Townhomes and Museum Park Place South Condominiums recorded September 2, 2009 as document no. 0924516059, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit as a residential condominium; (6) the Declaration of Condominium Pursuant to the Condominium Property Act for Museum Park Place Condominiums, recorded September 2, 2009, as document no. 0924516061, (which Declaration, among other things, includes notice of Grantee's waiver of the implied warranty of habitability), as amended from time to time; (7) the provisions of the Illinois Condominium Property Act; (8) acts done or suffered by Grantee, or anyone claiming, by, through or under Grantee; (9) Central Station Redevelopment Agreement and any amendments and exhibits thereto; (10) conditions and provisions of the Near South Tax Increment Financing Redevelopment Project Area; (11) the terms and conditions of the Special Service Area Ordinance; (12) the View Corridor Easement, recorded November 11, 2007, as document no. 0731233014; (13) liens and other matters for which Stewart Title Guaranty Company has committed to insure Grantee against loss or damage forthwith.

c.f.
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In Witness Whereof, Grantor has caused its name to be signed to these presents by its authorized agent on September 22, 2009.

PARCEL C PHASE 2, L.L.C., an Illinois limited liability company

By: EDC PARCEL C PHASE 2, L.L.C.,
an Illinois limited liability company

Its: Manager

By: EDC MANAGEMENT, INC.,
an Illinois corporation

Its: Manager

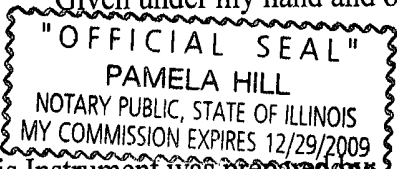
By: [Signature]
Ronald B. Shipka, Jr.

Its: President

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, Ronald B. Shipka, Jr., in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of September 2009



[Signature]
Notary Public

This Instrument was prepared by

Brown, Udell, Pomerantz & Delrahim, Ltd., 1332 N. Halsted St., Suite 100, Chicago, IL, 60642.

After recording mail to:
→ Raymond + Carlene Kennelly
315 E. Cullerton #4
Chicago, IL 60616

Send subsequent tax bills to:
Raymond & Carlene Kennelly
315 E. Cullerton #4
Chicago, IL 60616

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1409 and GU-210, AND THE EXCLUSIVE RIGHT TO USE S-105, A LIMITED COMMON ELEMENT, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MUSEUM PARK PLACE SOUTH CONDOMINIUMS, A CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0924516061 IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

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, 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

COMMONLY KNOWN AS: 1901 South Calumet Avenue, Unit 1409/GU-210/S-105, Chicago, Illinois 60616

PIN: 17-22-310-010-0000; 17-22-310-016-0000; 17-22-310-017-0000; 17-22-310-018-0000; 17-22-310-019-0000 (affects underlying land and other property)

CITY OF CHICAGO

CITY TAX



OCT. 20. 09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000028102

REAL ESTATE
TRANSFER TAX

03113.25

FP 102807

STATE OF ILLINOIS

STATE TAX



OCT. 20. 09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000007456

REAL ESTATE
TRANSFER TAX

00296.50

FP 102804

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**

COUNTY TAX



OCT. 20. 09

REVENUE STAMP

0000047014

REAL ESTATE
TRANSFER TAX

00148.25

FP 102810

County Clerk's Office