# **UNOFFICIAL COPY**

MERCURY TITLE COMPANY, LLC.



Doc#: 1011226100 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds
Date: 04/22/2010 10:40 AM Pg: 1 of 5

# COVER SHEET

Cook County Recording

V.	DeedMortgage
	Assignment
	Power of Attorney
	Release
	Subordination Agreement
	Other
	0,5
	· C

6

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# SPECIAL WARRANTY DEED Statutory (ILLINOIS)

### 2080804MTCJLOWERY

City of Chicago
Dept. of Revenue
599752

4/16/2016-10:25

dr00191

Real Estate
Transfer
Stamp

82,772.00

Batch 985,635

other good and valuable consideration, in hand paid by the Grantees, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Board of Directors of said Corporation by these presents does REMISE, RELEASE ALIEN AND CONVEY unto the Grantees, and to its heirs and assigns, FOREVER, all the following described said estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

### SEE ACTACHED EXHIBIT "A"

Together with all and singular the heredit ments 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 Grantees, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, its 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 serie, by through or under it, it WILL WARRANT AND DEFEND, subject to:

### **SEE ATTACHED EXHIBIT "B"**

Grantor also hereby grants to the Grantees, its successors and assigns, as rights and fasements appurtenant to the above described real estate, the rights and easements for the benefit of said proferry 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.

Permanent Real Estate Index Number(s): Part of 17-16-238-001-0000; 17-16-238-002-0000; 17-16-238-003-0000; 17-16-238-004-0000; 17-16-238-005-0000; 17-16-238-006-0000; 17-16-238-007-0000; 17-16-238-008-0000

Address of Real Estate: 235 W. Van Buren, Unit 4021 and parking space P-392, Chicago, IL 60607

# UNOFFICIAL COPY

In Witness Whereof, said Grant President, this day of	235 W Van Buren Development Corporation, an Illinois corporation  By: Name: Cindy Wrong Its: Vice President
W. Van Buren Develogment Corporation, severally acknowledged that as such Victories and voluntary act and deer, of said configuration in the second severally acknowledged that as such Victories and voluntary act and deer, of said configuration in the second severally acknowledged that as such Victories and voluntary act and deer, of said configuration in the second severally acknowledged that as such Victories and voluntary act and deer, of said configuration in the second severally acknowledged that as such Victories and voluntary act and deer, of said configuration in the second severally acknowledged that as such Victories and voluntary act and deer, of said configuration in the second severally acknowledged that as such Victories and voluntary act and deer, of said configuration in the second severally acknowledged that as such Victories and voluntary act and deer, of said configuration in the second severally acknowledged that are such victories and voluntary act and deer, of said configuration in the second severally acknowledged that are such victories and voluntary act and deer, of said configuration in the second severally acknowledged that are such victories and voluntary act and deer, of said configuration in the second severally acknowledged that are such act and the second severally acknowledged that are such as a second several se	The undersigned, a Notary Public, in and for the County and State Cindy Wrona, personally known to me to be Vice President of 235 an Illinois corporation, appeared, before me this day in person and the President she signed and delivered the said instrument as her proporation, for the uses and purposes therein set forth.  STATE TAX  STATE TAX  OF ILLINOIS  # 0000053885  Elizabeth Colsant O'Brien  To W. Polk Street, #122  Chicago, IL 60605
MAIL TO: 849 RothRock Drive Galloway OH 43/10	SEND SUBSEQUENT TAX BILLS TO:  Ruth Notoma Benson Notoma and William Ebhomielen 235 W. Van Buren, Unit 4021  Chicago, Illinois 60607
OR RECORDER'S OFFICE BOX NO.	COOK COUNTY  REAL ESTATE  TRANSFER TAX  OO 132,00  REVENUE STAMP

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#### **EXHIBIT "B"**

### SUBJECT TO:

- General Real Estate taxes not yet due and payable.
- 2. Liens and other matters of title over which the title insurer is willing to insure without cost to grantees.
- Applicable zoning and building laws or ordinances.
- 4. Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 235 W. Van Buren Condominiums, including any and all amendments and exhibits thereto.
- 5. Declaration of covenants, conditions restrictions and easements relating to the Commercial Property (as defined in the Declaration).
- 6. The Condominium Property Act of Illinois.
- 7. Easements, air rights, covenants, cor ditions, agreements, building lines and restrictions of record which do not materially adversely effect the use of the Premises as a condominium residence.
- 8. Leases, licenses, encroachments and agrar ments affecting the Common Elements or the Limited Common Elements (as defined in the Declaration).
- Acts done or suffered by Grantees or anyone clair in j by, through, or under Grantees.
- 10. Utility easements whether recorded or unrecorded.
- 11. Schedule B exceptions listed in Mercury Title Commitment Number 2080804.

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## **UNOFFICIAL COPY**

UNIT 4021 AND P-392 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PERMANENT INDEX NUMBER:

17-16-238-001-0000	(\$13,004.33)
17-16-238-002-0000	(\$4,955.60)
17-16-238-003-0000	(\$4,955.60)
17-16-238-004-0000	(\$4,955.60)
17-16-238-005-0000	(\$9,911.32)
17-16-238-006-0000	(\$15,300.30)
17-16-238-007-0000	(\$12,143.09)
17-16-238-008-0000	(\$5,712.64)

AFFECTS UNDERLYING LAND AND OTHER PROPERTY