

# UNOFFICIAL COPY

2081426/MW/MC/192  
SPECIAL WARRANTY DEED

**MAIL TO:**

Melissa McGraw

1842 W. Irving Pl Rd #204

Chicago IL 60613



Doc#: 1016240195 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/11/2010 02:31 PM Pg: 1 of 5

**SEND TAX BILLS TO:**

Melissa McGraw

1842 W. Irving Pl Rd #204

Chicago IL 60613

**THIS INDENTURE**, made this 27 day of APRIL, 2010 between JCJ DEVELOPMENT, LLC, an Illinois Limited Liability Company, as party of the first part, and MELISSA A. MCGRANE, of 1646 N. Orchard, Unit 1, Chicago, Illinois, party of the second part, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Operating Agreement of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, their heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENT APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, RESTRICTIONS AND COVENANTS, 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."

C.A.  
5

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## SPECIAL WARRANTY DEED

Together with all and singular the hereditaments 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 party of the first party, 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 WILL WARRANT AND DEFEND, Subject to: Covenants, conditions and restrictions of record; reciprocal easement and operating agreement; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 2009 and subsequent years.

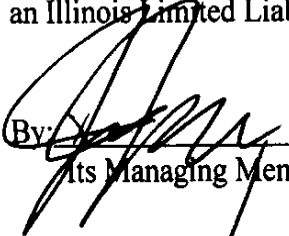
The tenant of the unit had no right of first refusal.

Permanent Real Estate Index Numbers: 14-18-424-022-0000 and 14-18-424-023-0000

Address of real estate: 1842 W. IRVING PARK ROAD, UNIT 204, CHICAGO, ILLINOIS.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Member the day and year first above written.

JCJ DEVELOPMENT, LLC,  
an Illinois Limited Liability Company

By:   
Its Managing Member

City of Chicago  
Dept. of Revenue  
601360

5/28/2010 15:12  
dr00260




Real Estate  
Transfer  
Stamp

\$3,885.00

Batch 1,170,092

STATE TAX

STATE OF ILLINOIS



JUN. -3.10


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000055377

REAL ESTATE TRANSFER TAX
00370.00
FP 103037

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUN. -3.10

REVENUE STAMP

# 0000067669

REAL ESTATE TRANSFER TAX
00185.00
FP 103042

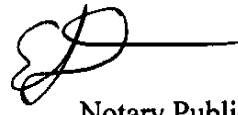
**UNOFFICIAL COPY****SPECIAL WARRANTY DEED**

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, ELIZABETH A. DEAN, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES JAEGER, personally known to me to be a Managing Member of JCJ DEVELOPMENT, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as a Managing Member he signed and delivered the said instrument, pursuant to authority, given by the Operating Agreement of the limited liability company, and as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 27<sup>th</sup> day of April, 2010.



  
 Notary Public

This instrument prepared by: Rosemary S. Mulryan, Attorney at Law, 4001 N. Wolcott Avenue, Chicago, Illinois 60613

County Clerk's Office

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PARCEL 1:

UNIT 204 IN THE ECO-NORTH I CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 25, 26, AND 27 IN BLOCK 4 IN CUYLER ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THE SOUTH 60.00 FEET OF THE WEST 17.50 FEET OF LOT 34 AND THE SOUTH 60.00 FEET OF THE EAST 0.50 FEET OF LOT 33 IN BLOCK 4 AFORESAID);

EXCEPT THE FOLLOWING:

THAT PART OF LOTS 25, 26 AND 27 (TAKEN AS A TRACT) IN BLOCK 4 IN CUYLER ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) (EXCEPT RAILROAD) OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +18.89' CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.89' CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, BEING THE SOUTHWEST CORNER OF SAID LOT 25, THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT FOR A DISTANCE OF 12.70 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 1.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 58.60 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 26.07 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 14.34 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 10.03 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 5.80 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 2.50 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 5.35 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 3.95 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 24.80 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 68.01 FEET AND AN ARC LENGTH OF 30.26 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 16 DEGREES 16 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 30.01 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 8.70 FEET TO THE POINT OF BEGINNING; ALONG WITH THAT PART OF SAID TRACT, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +28.54' CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.89' CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, BEING THE SOUTHWEST CORNER OF SAID LOT 25, THENCE SOUTH 89 DEGREES 42 MINUTES 40

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SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT FOR A DISTANCE OF 12.70 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 1.53 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 58.60 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 26.07 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 14.34 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 10.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 12 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 2.43 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 35.40 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 63.01 FEET AND AN ARC LENGTH OF 1.12 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 29 DEGREES 30 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 1.12 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 24.80 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 3.95 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 5.35 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 2.50 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 5.80 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0905734043, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0905734043.