UNOFFICIAL COPY

PREPARED BY:

Abraham Trieger, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street,
Suite 1300
Chicago, Illinois 60602

Doc#: 1102718062 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/27/2011 04:23 PM Pg: 1 of 4

WHEN RECORDED RETURN TO

Mr. & Mrs. Weinberg 5000 South East End Avenue, Unit 22C Chicago, Illino: 60615

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOK, FIVE THOUSAND EAST END AVENUE BUILDING CORPORATION, AN ILLINOIS CORPORATION, whose address is 5000 South East End Avenue, Chicago, Illinois 60615, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS BARGAINS AND CONVEYS to NORMAN WEINBERG AND KARAN WEINBERG, husband and wife, as tenants by the entirety, whose address is 5000 South East End Avenue, Unit 22C, Chicago, Illinois 60615, all interest in the real estate legally described on **Schedule 1** attached hereto, hereby releasing 200 waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor. And Granto, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, subject however, to (a) all real estate taxes and assessments not yet due and payable; and (b) all easements, covenants, conditions, restrictions and other matters of record.

THE PROPERTY CONVEYED HEREBY IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE

PIN(s) and Common Address: See Schedule 1.

SEND ALL FUTURE REAL ESTATE TAX BILLS TO GRANTEE AT ITS ADDRESS SET FORTH ABOVE.

[SIGNATURES CONTINUE ON NEXT PAGE]

1102718062 Page: 2 of 4

UNOFFICIAL COPY

The undersigned hereby declares that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (E), Real Estate Transfer Tax Act.				
Date: January	a Tarina managan	A A S		
bate. <u>Garrens</u>		Grantor or Representative		
January, 20 11.		ecuted this Special Warranty Deed as of the day of		
\Diamond		GRANTOR:		
000		FIVE THOUSAND EAST END AVENUE BUILDING CORPORATION, an Illinois corporation By: Name: 100 Ann Carron, 200		
		Title: Sresident		
	004			
STATE OF ILLINOIS) (
COUNTY OF COOK)	40.		
Avenue Building Corpo person whose name is st day in person and ackno and voluntary act and as set forth.	n the ration, an Illinois Corporation, an Illinois Corporation where the foregoing whedged that he/she signed the free and voluntary actions.	ation, who is percorally known to me to be the same g instrument in such capacity, appeared before me this d and delivered the said instrument as his/her own free at of said corporation, for the uses and purposes therein		
GIVEN under m	y hand and notarial seal, t	his 26th day of January, 2011.		
h a carl	an			
My Commission Expires	: 11/0/2011			
·	1 /	(Seal)		
		Official Seal Brooke E Finlan Notary Public State of Illinois My Commission Expires : 1/08/2011		

1102718062 Page: 3 of 4

UNOFFICIAL COPY

SCHEDULE 1

LEGAL DESCRIPTION

unit 22° , as delineated on the plat of survey of the following parcels of real ESTATE. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE CORRESPONDING 5000 EAST END CONDOMINIUM ASSOCIATION, PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS DATED DECEMBER 2, 2010, AND RECORDED ON DECEMBER 15, 2010 AS DOCUMENT 1034929068, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME:

PARCEL 1:

THE EAST 107 FEGG OF THE NORTH 140 FEET OF BLOCK 5 IN CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LC N'A" IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTION 1) AND SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 107 FEET OF THE SOUT! 125 FEET OF BLOCK 6 IN CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LOT "A" IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTION 11 AND SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY JULINOIS.

PARCEL 3:

THE EAST 107 FEET OF THE SOUTH 125 FEET OF PLOCK 6 IN CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LOT "A" IN -BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTION 11 AND SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK. COUNTY, ILLINO'S.

J. Ilh.
Office Common Address: Unit 22C, 5000 South East End Avenue, Chicago, Illinois

PIN: 20-12-102-004-0000

> 20-12-102-006-0000 20-12-104-002-0000

1102718062 Page: 4 of 4

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

	<u>GRANTO</u>	R OR AGENT:
Dated: <u>January 26</u> , 20 11	Name:	During.
Subscribed and sworr to before me this 26 day	of January,	20 11
Notary Public		Official Seal Brooke E Finlan
My Commission Expires: 11971	(Seal)	Notary Public State of Illinois My Commission Expires 11/08/2011

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.