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1209035028

This Document Prepared By:

Mark E. Edison
1415 W. 22 nd Street Tower Floor
Oak Brook, IL 60523

Doc#: 1209035028 Fee: \$44.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 03/30/2012 11:09 AM Pg: 1 of 4

After Recording Return To:

Erin M. McGuire
6444 West Belmont, Unit 401,
Chicago, Illinois 60634

SPECIAL WARRANTY DEED

THIS INDENTURE made this 14 day of February, 2012, between Homesales, Inc., hereinafter ("Grantor"), and Erin M. McGuire, whose mailing address is 5725 West Grace Street, Chicago, IL 60634, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of _____ and State of Illinois and more particularly described on Exhibit A and known as 6444 West Belmont, Unit 401, Chicago, Illinois 60634.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

FIRST AMERICAN

File # 2239120

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Executed by the undersigned on February 14, 2012:

GRANTOR: Homesales, Inc.



By: [Signature]
Name:
Title:

Barbara Durham
Vice President

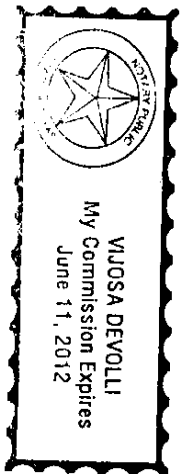
STATE OF Texas)
COUNTY OF Denton) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Barbara Durham personally known to me to be the VICE PRESIDENT of Homesales, Inc., 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 acknowledged that as such VICE PRESIDENT [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of February, 2012

Commission expires June, 2012
Notary Public

SEND SUBSEQUENT TAX BILLS TO: Erin M. McGuire 6444 West Belmont, Unit 401, Chicago, Illinois 60634



REAL ESTATE TRANSFER 03/27/2012



CHICAGO: \$922.50
CTA: \$369.00
TOTAL: \$1,291.50

13-19-433-051-1017 | 20120301602879 | QMZX5Q

REAL ESTATE TRANSFER 03/27/2012



COOK \$61.50
ILLINOIS: \$123.00
TOTAL: \$184.50

13-19-433-051-1017 | 20120301602879 | 68LRDA

UNOFFICIAL COPY**Exhibit A**
Legal Description

PARCEL 1: UNIT NO. 401 IN THE BELMONT RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 51, 52, 53, 54 AND 55 IN OLIVER L. WATSON'S SECOND BELMONT AVENUE ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THAT PART CONSISTING OF THE COMMERCIAL AREA DESCRIBED AS FOLLOWS: OFFICE 1 THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 63.89 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER PLANE LOCATED 75.90 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PLAT OF LAND: COMMENCING AT THE SOUTHWEST CORNER OF LOT 55, THENCE NORTH A DISTANCE OF 4.29 FEET NORTH AND 0.12 FEET EAST TO THE POINT OF BEGINNING, THENCE NORTH A DISTANCE OF 37.75 FEET TO A POINT, THENCE EAST A DISTANCE OF 8.35 FEET TO A POINT, THENCE NORTH A DISTANCE OF 2.34 FEET TO A POINT, THENCE EAST A DISTANCE OF 10.36 FEET TO A POINT, THENCE SOUTH A DISTANCE OF 12.37 FEET TO A POINT, THENCE EAST A DISTANCE OF 3.58 FEET TO A POINT, THENCE SOUTH A DISTANCE OF 25.96 FEET TO A POINT, THENCE WEST A DISTANCE OF 22.90 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT OFFICE 2 THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 63.89 FEET ABOVE THE CHICAGO CITY DATUM AND THAT CERTAIN OTHER PLANE LOCATED 75.90 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PLAT OF LAND COMMENCING AT THE SOUTHWEST CORNER OF LOT 55, THENCE EAST A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH A DISTANCE OF 5.04 FEET TO A POINT, THENCE WEST A DISTANCE OF 10.76 FEET TO A POINT, THENCE NORTH A DISTANCE OF 20.05 FEET TO A POINT, THENCE EAST A DISTANCE OF 8.15 FEET TO A POINT, THENCE NORTH A DISTANCE OF 18.37 FEET TO A POINT, THENCE EAST A DISTANCE OF 53.00 FEET TO A POINT, THENCE SOUTH A DISTANCE OF 18.30 FEET TO A POINT, THENCE EAST A DISTANCE OF 29.60 FEET TO A POINT, THENCE SOUTH A DISTANCE OF 20.25 FEET TO A POINT, THENCE WEST A DISTANCE OF 30.86 FEET TO A POINT, THENCE SOUTH A DISTANCE OF 5.06 FEET TO A POINT, THENCE WEST A DISTANCE OF 49.03 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0629815172 AND BY AMENDMENT RECORDED NOVEMBER 15, 2005 AS DOCUMENT NUMBER 06319101, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO GARAGE SPACE G-17 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A PLAT OF SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 25, 2006 AS DOCUMENT NUMBER 0629815172.

Commonly known as 6444 W. BELMONT AVENUE UNIT #401, Chicago, IL 60634

P.I.N.: 13-19-433-051-1017

Clerk's Office

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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office