

UNOFFICIAL COPY



Doc#: 1235541123 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/20/2012 11:58 AM Pg: 1 of 3

STC 01146.577/11
SPECIAL WARRANTY DEED

THE GRANTOR(S), **Richard Barron**, a married man, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to **C & C PROPERTIES**, of **PO BOX 53551 Chicago, IL 60653** of the county of **COOK** of the State of Illinois, the following described Real Estate:

See Exhibit "A" attached hereto and made a part hereof

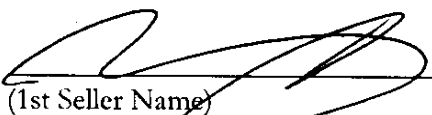
COMMONLY KNOWN AS: **6700 SOUTH SHORE UNIT 3G CHICAGO, IL 60649**

PIN: 20-24-406-026-1017

situated in the County of **COOK**, State of Illinois. Grantee shall have and hold said premises
SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2012 and subsequent years.

Grantor covenants that he has a right to convey the land and warrants the title against the lawful claims of all persons claiming by, through, and under her but not further otherwise. Grantor has **no homestead rights in the property.**

DATED this 16 day of Nov, 2012

 (SEAL)
(1st Seller Name)

(2nd Seller name) (SEAL)

STEWART TITLE COMPANY
2055 West Army Trail Road, Suite 110
Addison, IL 60101
630-990-4000

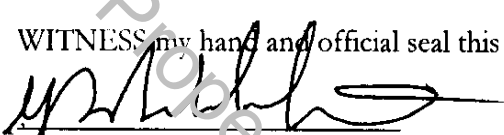
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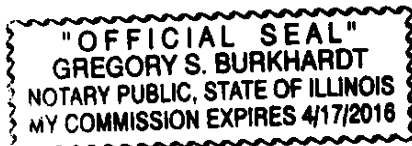
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **RICHARD BARRON**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 16th day of November, 2012.


NOTARY PUBLIC



DON BROWN, 222 N. LASALLE ST. SUITE 1450 CHICAGO, IL 60601

PREPARED BY:

MAIL TO:
TO:

SEND SUBSEQUENT TAX BILLS

C & C PROPERTIES
PO BOX 53551
CHICAGO, IL 60653

C & C PROPERTIES
PO BOX 53551
CHICAGO, IL 60653

REAL ESTATE TRANSFER	12/11/2012
CHICAGO:	\$262.50
CTA:	\$105.00
TOTAL:	\$367.50

20-24-406-026-1017 | 20121001604632 | TZYPTD

REAL ESTATE TRANSFER	12/11/2012
COOK:	\$17.50
ILLINOIS:	\$35.00
TOTAL:	\$52.50

20-24-406-026-1017 | 20121001604632 | RFJBQP

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 3G IN QUADRANGLE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 41.1 FEET; THENCE SOUTH EASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST WITH A RADIUS OF 96.9 FEET TO THE POINT OF BEGINNING, CONVEYED TO SOUTH PARK COMMISSIONERS FOR STREET AND PARK PURPOSES BY DEEDS RECORDED MARCH 3, 1913 AS DOCUMENT 5137926 AND MARCH 26, 1913 AS DOCUMENT 5151876) AND LOTS 2, 3, 4, AND 5 AND THE NORTH 25 FEET OF LOT 6 IN STUART'S SUBDIVISION OF THE EAST ONE THIRD OF THAT PART NORTH OF 68TH STREET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 4, 2002 AS DOCUMENT NUMBER 0021215983, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P2-31, A LIMITED COMMON ELEMENT AS DELINEATED AND ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0021215983.