

# UNOFFICIAL COPY



Doc#: 1318241088 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/01/2013 12:29 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED Statutory (ILLINOIS)

THIS AGREEMENT, made this 14th day of June, 2013 between **235 W. Van Buren Development Corporation**, an Illinois corporation, duly authorized to transact business in the State of Illinois, ("Grantor"), and **Joseph C. Swanson, INDIVIDUALLY OF Mokena, IL** ("Grantees"), WITNESSETH, that the ("Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) and 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 real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

### SEE ATTACHED EXHIBIT "A"

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 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 same, 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 easements appurtenant to the above described real estate, the rights and easements for the benefit of said property 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 17-16-238-021-0000  
**Address of Real Estate:** 235 W. Van Buren, Unit 2501, Chicago, IL 60607  
Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

S Y  
P 14  
S 14  
SC Y  
INT 11

REAL ESTATE TRANSFER		06/10/2013
	COOK	\$207.50
	ILLINOIS:	\$415.00
	<b>TOTAL:</b>	<b>\$622.50</b>

17-16-238-021-0000 | 20130501604905 | GT5SEY

REAL ESTATE TRANSFER		06/10/2013
	CHICAGO:	\$3,112.50
	CTA:	\$1,245.00
	<b>TOTAL:</b>	<b>\$4,357.50</b>

17-16-238-021-0000 | 20130501604905 | EE3JGC

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Vice President, this 14th day of June, 2013.

235 W. Van Buren Development Corporation,  
an Illinois corporation

By: [Signature]  
Name: Cindy Wrona  
Its: Vice President

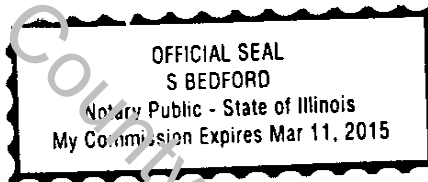
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Cindy Wrona, personally known to me to be Vice President of 235 W. Van Buren Development Corporation, an Illinois corporation, appeared, before me this day in person and severally acknowledged that as such Vice President she signed and delivered the said instrument as her free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal this 14th day of June, 2013

Commission expires:

[Signature]  
Notary Public



This instrument was prepared by:

Elizabeth Colsant O'Brien  
Stahl Cowen Crowley Addis LLC  
55 W. Monroe  
Chicago, IL 60603

MAIL TO:

RICHARD C. SPAIN  
SPAIN, SPAIN & VARNET P.C.  
53 N. Dearborn #2220  
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Joseph C. Swanson  
235 W. Van Buren, Unit 2501  
Chicago, Illinois 60607

OR RECORDER'S OFFICE BOX NO.

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## LEGAL DESCRIPTION

EXHIBIT A

**Permanent Index Number:**

Property ID: 17-16-238-021-0000

**Property Address:**

235 W. Van Buren, Unit 2501  
Chicago, IL 60607

**Legal Description:**

UNIT 2501 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.

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## EXHIBIT "B"

### SUBJECT TO:

1. 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.
3. 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, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
8. Leases, licenses, encroachments and agreements affecting the Common Elements or the Limited Common Elements (as defined in the Declaration).
9. Acts done or suffered by Grantees or anyone claiming by, through, or under Grantees.
10. Utility easements whether recorded or unrecorded.
11. Schedule B exceptions listed in Attorney's Title Guaranty Fund, Inc. Commitment Number 120995900258.

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