

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 1323941077 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/27/2013 11:40 AM Pg: 1 of 3

THIS INDENTURE, made this 30<sup>th</sup> day of July, 2013 between WHEELER-DEALER LTD., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Jennifer A. Ward whose address is 330 W. Grand Avenue, #412, Chicago, Illinois 60654, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby

acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

*See attached copy*

Unit P116 together with its undivided percentage interest in the common elements in Grand Orleans Condominium as delineated and defined in the Declaration recorded as Document No. 0529327126, in the West 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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 part, 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, her 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, her 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 incumbered 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 unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 17-09-236-026-1214

Address of real estate: 330 W. Grand Avenue, Parking Unit P116, Chicago, Illinois 60610

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 President, and attested by its Assistant Secretary, the day and year first above written.

FIRST AMERICAN TITLE  
2448247

WHEELER-DEALER, LTD., an Illinois corporation,

By: Timothy E. Gray, President

Attest: Kaighan Pigott, Assistant Secretary

S Y  
P 3  
S N  
SC Y  
INT AB

This instrument prepared by: David R. Gray, Jr., Esq., 120 North LaSalle Street, Suite 1350, Chicago, Illinois 60602

# UNOFFICIAL COPY

MAIL TO: JENNIFER A. WARD  
 (Name)  
330 W. GRAND AVE - #412  
 (Address)  
CHICAGO, IL 60610  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
JENNIFER A. WARD  
 (Name)  
330 W. GRAND AVE - #412  
 (Address)  
CHICAGO, IL 60610  
 (City, State and Zip)

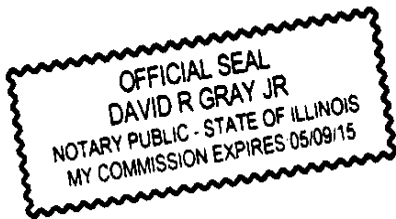
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. Gray, personally known to me to be the President of WHEELER-DEALER LTD., an Illinois corporation, and Kaighan Pigott, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged as such President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 30<sup>th</sup> day of July, 2013.

\_\_\_\_\_  
 Notary Public



<b>REAL ESTATE TRANSFER</b>	08/13/2013
<b>CHICAGO:</b>	\$183.75
<b>CTA:</b>	\$73.50
<b>TOTAL:</b>	\$257.25

17-09-236-026-1214 | 20130701603121 | 19Z1N3

<b>REAL ESTATE TRANSFER</b>	08/13/2013
<b>COOK</b>	\$12.25
<b>ILLINOIS</b>	\$24.50
<b>TOTAL:</b>	\$36.75

17-09-236-026-1214 | 20130701603121 | 1DRNYQ

Box \_\_\_\_\_

SPECIAL WARRANTY DEED

Corporation to Individual

TO \_\_\_\_\_

ADDRESS OF PROPERTY: \_\_\_\_\_

MAIL TO: \_\_\_\_\_

# UNOFFICIAL COPY

## EXHIBIT A - LEGAL DESCRIPTION

**PARCEL 1:**

PARKING SPACE P 116 IN THE GRAND ORLEANS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 14, 15, 16, 17 AND 18 IN BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED A DOCUMENT NUMBER 0529327126, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 20, 2005 AS DOCUMENT NUMBER 0529327125, FOR STRUCTURAL SUPPORT, FOR INGRESS AND EGRESS, FOR ACCESS TO AND MAINTENANCE OF FACILITIES, AND FOR ENCROACHMENTS, COMMON WALLS, FLOORS AND CEILINGS OVER THE LAND DESCRIBED THEREIN. (SAID LAND COMMONLY REFERRED TO AS THE COMMERCIAL PROPERTY).

Property of Cook County Clerk's Office