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GEORGE E. COLE
LEGAL FORMS

No. 803
November 1994

75697517
9504469931
SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

95627961

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 13th day of September, 1995, between DAVID J. CAHILL CONDOMINIUMS, LTD.

a 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 MICHAEL CUTRO, of 4825 West Catalpa Street, Chicago, Illinois 60630

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN (\$10.00) and 00/100 Dollars and other good and valuable considerations 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 REVISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his 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:

DEPT-01 RECORDING \$25.00
T#0012 TRAN 6483 09/19/95 09:43:00
#8906 DT *-95-627961
COOK COUNTY RECORDER

25.00

Above Space for Recorder's Use Only

SEE LEGAL DESCRIPTION ATTACHED

This instrument does not affect to whom the tax bill is to be mailed and therefore no Tax Billing Information Form is required to be recorded with this instrument.

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 state, 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, his 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, his 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, **WILL WARRANT AND DEFEND**, subject to conditions, covenants, restrictions and easements of record and general real estate taxes for 1994 and subsequent years. Permanent Real Estate Number(s): 13-08-213-020/021/022

Address(es) of real estate: Unit 3A - 5407 North Milwaukee Avenue, Chicago, Illinois 60630

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 ASST. Secretary, the day and year first above written.

DAVID J. CAHILL CONDOMINIUMS, LTD.

(Name of Corporation)

By [Signature]
President

Attest: [Signature]
Assistant-Secretary

This instrument was prepared by Sidney Edelstein, Attorney, EDELSTEIN & EDELSTEIN, P.C.

3825 West Montrose Avenue, Chicago, IL 60618 (Name and Address)

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MAIL TO:

DEANIS J. DA/NATO
 (Name)
7507 W. BELMONT
 (Address)
CHICAGO, IL, 60634
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

MICHAEL CURTO
 (Name)
5407 N. MILWAUKEE #3A
 (Address)
CHICAGO, IL, 60630
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
 COUNTY OF COOK } ss.

I, the undersigned _____ a Notary Public
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID J. CAHILL, who is
 personally known to me to be the _____ President of DAVID J. CAHILL CONDOMINIUMS, LTD.
 an Illinois corporation, and JOAN LEANE, who is _____, 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 that
 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 13TH day of September 1995.

Mark Edelman
 OFFICIAL Notary Public
 MARK EDELSTEIN
 Notary Public, State of Illinois
 MY COMMISSION EXP: 1/6/96

COOK
 CL. NO. 916
 243084
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 SEP 18 '95 DEPT. OF REVENUE
 130.00

95627961

BOX 333-CI
SPECIAL WARRANTY DEED

Corporation to Individual

TO _____
 ADDRESS OF PROPERTY: _____
 REAL ESTATE TAX
 REVENUE STAMP SEP '95
 69.00

CHGO.
9950

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

STREET ADDRESS: 5407 N MILWAUKEE AVE

UNIT 3A

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 13-08-213-020-0000

LEGAL DESCRIPTION:

UNIT 3A IN THE SHANGHAI LIL CONDOMINIUM ASSOCIATION I, CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTHERLY 54.00 FEET OF LOTS 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 AND 53 TAKEN AS A TRACT OF LAND (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF MILWAUKEE AVENUE) AS MEASURED ON THE SOUTHWESTERLY AND NORTHEASTERLY LINE THEREOF, IN BLOCK 3 IN BUTLER'S CARPENTER AND MILWAUKEE AVENUE SUBDIVISION OF THAT PART OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF MILWAUKEE AVENUE (EXCEPT THE NORTH 666 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94820729 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, 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, AFORESAID, 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."

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