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THIS INSTRUMENT PREPARED
BY:

Robert J. Goldberg, Esquire
Goldberg, Kohn, Bell, Black,
Rosenbloom & Moritz, Ltd.
55 East Monroe Street
Suite 3700
Chicago, Illinois 60603

97452146

DEPT-01 RECORDING \$27.50
7:0010 TRAN 8121 06/23/97 15:57:00
4397 CJ *-97-452146
COOK COUNTY RECORDER

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 20th day of June, 1997, between 2735 N. Kenmore Residences, L.P., an Illinois limited partnership ("Grantor"), and William J. Riley, IV and Christine C. Riley, husband and wife ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to their heirs and assigns, as husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

257/10

PARCEL 1:

UNIT 2S IN 2735 NORTH KENMORE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF LOTS 29 AND 30 IN EDSON'S SUBDIVISION OF THE EAST 1/2 OF BLOCKS 10 AND 13 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 19 1997 AS DOCUMENT 97442096, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

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PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF AFORESAID RECORDED AS DOCUMENT 97442096.

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COOK COUNTY RECORDS
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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 hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, their heirs and assigns forever.

And Grantor, for itself, and its successors, does covenants, promise and agree, to and with Grantee, their 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 those matters set forth on Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Number: Part of 14-29-403-020-0000.

Address of real estate: 2735 N. Kenmore, Unit 2S, Chicago, Illinois.

Grantor also hereby grants to Grantee, its successors and assigns, rights and easements appurtenant to the subject unit described herein, rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This Deed is subject to all 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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, the day and year first above written.

2735 N. KENMORE RESIDENCES, L.P., an Illinois limited partnership

By Baum Brothers, L.L.C., an Illinois limited liability company, its general partner

By David Baum
David Baum, Manager

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EXHIBIT A

1. GENERAL TAXES FOR THE 2ND INSTALLMENT OF 1996 AND SUBSEQUENT YEARS.
2. PROVISIONS, CONDITIONS, RESTRICTIONS, OPTIONS, ASSESSMENTS, AND EASEMENTS AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED 2/7/97 AS DOCUMENT 97012707.
3. PROVISIONS, CONDITIONS AND LIMITATIONS AS CREATED BY THE CONDOMINIUM PROPERTY ACT.
4. ENCROACHMENT OF CONCRETE WALK AND STEPS ONTO THE LAND ALONG THE NORTH LINE BY 1.15 FEET MAXIMUM AS DISCLOSED BY SURVEY DATED JUNE 6, 1997 PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC.

(AFFECTS COMMON ELEMENTS)
5. CHAIN LINK FENCE AND CONCRETE AREA ENCROACH ONTO THE LAND AT VARIOUS POINTS ALONG THE SOUTH LINE BY .46 TO 1.8 FEET AS DISCLOSED BY SURVEY DATED JUNE 6, 1997 PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC.

(AFFECTS COMMON ELEMENTS)
6. COVENANT DATED JANUARY 2, 1997 AND RECORDED JANUARY 7, 1997 AS DOCUMENT NUMBER 97012707 WHEREIN 2735 N. KENMORE RESIDENCES, L.P., BAUM BROTHERS, LLC, GENERAL PARTNER, DOES HEREBY COVENANT AND AGREE FOR ITSELF, ITS SUCCESSORS AND ASSIGNS THAT THE MAINTENANCE AND REPAIR OF THE COMMON SEWER LINES LOCATED ANYWHERE ON THE PROPERTY FROM THE POINT OF CONNECTION TO THE SEWER MAIN IN THE PUBLIC STREET SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE (6) CONDOMINIUMS TO BE CONSTRUCTED AS APPROVED BY THE CITY OF CHICAGO, IS AMENDED FROM TIME TO TIME, AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF CHICAGO. THE UNDERSIGNED FURTHER STATES THAT THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL SUBSEQUENT GRANTEEES. THIS COVENANT IS MADE TO INDUCE THE CITY OF CHICAGO TO FURNISH SEWER AND WATER SERVICE TO THE ABOVE PREMISES.

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