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97461560

SPECIAL WARRANTY DEED ²

THIS AGREEMENT, made this 21st of May, 1997, between BEJCO DEVELOPMENT CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Linda Miller, party of the second part, WITNESSETH, that the party of the first part, 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 the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the 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 their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois and known and described as follows, to wit:

DEPT-01 RECORDING \$25.50
 132222 TRAN 0256 06/26/97 15:35:00
 40541 + KE *-97-461560
 COOK COUNTY RECORDER

* A SINGLE PERSON

N9 700385 Kw Def 3

See Exhibit A attached hereto and made a part hereof.

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 in 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, their 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, 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: (1) real estate taxes not yet due and payable; (2) zoning and building laws or ordinances; (3) all rights, easements, restrictions, conditions and reservations or records or contained in the Declaration and a reservation by the Mission Homes Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration; (4) Utility easements of record, provided the Premises does not encroach thereon; (5) provisions of the Condominium Property Act of Illinois (the "Act"); (6) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (7) liens and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

Permanent Real Estate Number(s): 14-33-421-024, 025, 026, 027, 028
 Address(es) of Real Estate: 340 W. North Avenue, Chicago, Illinois

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IN WITNESS WHEREOF, said party of the first part has caused its name to be to be signed to these presents by its President, the day and year first above written.

BEJCO DEVELOPMENT CORPORATION

By: B.J. Spathies
 B.J. Spathies, President

This instrument was prepared by: Felice M. Bressler, Sachnoff & Weaver, Ltd., 30 S. Wacker Dr., Suite 2900, Chicago, IL 60606

Mail To:
 Robert Arnold, Esq.
 3030 Salt Creek Lane, Suite 204
 Arlington Heights, IL 60005



Send Subsequent Tax Bills To:
 Linda Miller
 340 W. North Avenue
 Chicago, Illinois

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EXHIBIT A

Legal Description

UNIT B IN THE MISSION HOMES CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 13, 14, 15 AND 16, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LOT 16 WITH THE NORTH LINE OF THE SOUTH 34.0 FEET OF LOT 16; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 30.83 FEET TO A LINE 125.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 19; THENCE SOUTH 89 DEGREES 52 MINUTES 56 SECONDS EAST ALONG SAID PARALLEL LINE 86.92 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS WEST PARALLEL WITH THE EAST LINE OF LOT 13 FOR A DISTANCE OF 3.40 FEET TO A LINE 121.60 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 19; THENCE SOUTH 89 DEGREES 52 MINUTES 56 SECONDS EAST PARALLEL WITH THE NORTH LINE OF LOT 19 FOR A DISTANCE OF 22.50 FEET TO THE WEST LINE OF THE EAST 14.0 FEET OF LOT 13; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE LAST DESCRIBED LINE 34.31 FEET TO THE NORTH LINE OF THE SOUTH 34.0 FEET OF LOTS 13 TO 16; THENCE NORTH 89 DEGREES 50 MINUTES 19 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 34.0 FEET OF SAID LOTS FOR A DISTANCE OF 109.43 FEET TO THE POINT OF BEGINNING, ALL IN SCHNEIDERS SUBDIVISION OF LOTS 26, 27 AND 28 IN NORTH ADDITION TO CHICAGO BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 16, 1997 AS DOCUMENT NUMBER 97347184, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE 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, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, 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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