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SPECIAL WARRANTY DEED

97065221

This Indenture, made this 24th day of January, 1997, between West Ridge, L.L.C., an Illinois limited liability company ("Grantor"), and Timothy Kroecker and Ann Kroecker, Husband and Wife, ("Grantees"). * WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantees, the receipt of whereof is

***NOT AS TENANTS IN COMMON NOR AS JOINT TENANTS
BUT AS TENANTS BY THE ENTIRETY**

hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees as joint tenants, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:
Parcel 1:

SEE ATTACHED SCHEDULE A

which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the West Ridge Condominium Association (the "Declaration") recorded as Document No. 96756599 together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Parking Space No. 5, a limited common element, as delineated on the survey attached as Exhibit A to the Declaration.

Part of PIN's: 11-30-322-005 and 11-30-322-006
COMMONLY KNOWN AS: 7235, N. Hamilton Ave., Unit 1C, Chicago, Illinois

Grantor also hereby grants to Grantees, its 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 the Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions, and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

Together with all and singular hereditaments and appurtenances thereunto belonging, on in anywise appertaining, and the reversion or reversions, remainder or 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, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantees, and its successors, 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 it **WILL WARRANT AND DEFEND** the said premises against all persons lawfully claiming, or to claim the same, by, and through or under it, subject only to:

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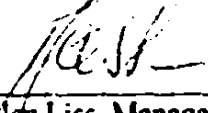
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(1) general real estate taxes not due and payable at the time of closing; (2) the Condominium Property Act; (3) the Plat of survey, as defined in the Declaration and attached thereto as Exhibit A and the Declaration, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances and other ordinances of record; (5) encroachments, if any; (6) acts done or suffered by Grantees or anyone claiming by, and through or under Grantees; (7) rights of the tenant of record under the existing lease of Unit No. 1C in the West Ridge condominium, if any; (8) utility easements, if any, whether recorded or unrecorded; (9) leases and licenses affecting the Common Elements, as defined in the Declaration; (10) covenants, conditions, restrictions, permits, easements and agreements of record; and (11) liens and other matters of title over which Near North National Insurance Company is willing to insure without cost to Grantees.

The tenant of Unit No. 1C either waived or failed to exercise the tenant's right of first refusal or option to purchase Unit No. 1C or had no right of first refusal or option to purchase with respect to Unit No. 1C.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered by a manager, being authorized to do so, as the act and deed of the limited liability company, the day and year first above written.

WEST RIDGE, L.L.C., an Illinois limited liability company.

By: 
Allen S. Liss, Manager

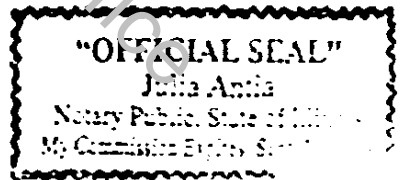
STATE OF ILLINOIS)

COUNTY OF COOK)

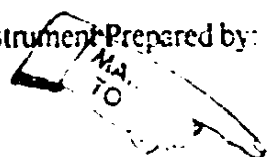
I, the undersigned, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that Allen S. Liss personally known to me to be the same person whose name is subscribed to the foregoing Instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this _____ day of _____ A.D. 1997

NOTARY PUBLIC



This Instrument Prepared by:



Jay H. Mittelstead Jr., Esq.
19 S. LaSalle Street
Suite 800
Chicago, Illinois 60603

After Recording Return to: Timothy and Ann Kroecker, 7235 N. Hamilton, Unit 1C, Chicago, Illinois 60645.

Send Subsequent Tax Bills to: Timothy and Ann Kroecker, 7235 N. Hamilton, Unit 1C, Chicago, Illinois, 60645

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SCHEDULE A

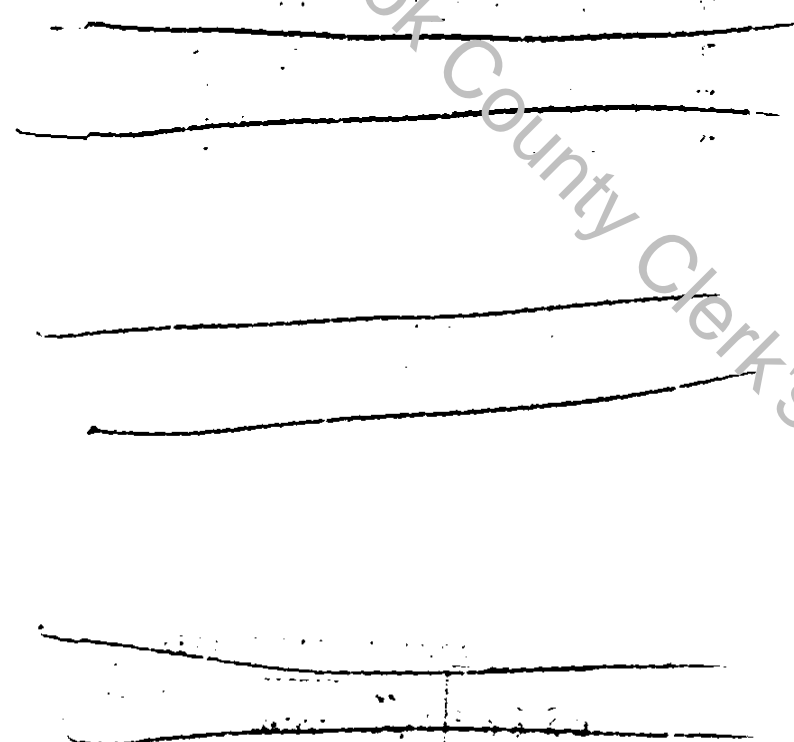
PARCEL 1:

UNIT 1C IN THE WEST RIDGE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 20 AND 21 IN BLOCK 11 IN CONGDON'S ROGERS ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTH WEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; NORTH OF INDIAN BOUNDARY LINE, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY WEST RIDGE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NUMBER 96756599 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 5 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT 'A' TO THE DECLARATION



09/06/2002