

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (ILLINOIS)

97347622

THIS INDENTURE, made this 15th day of May, 1997, between **6304 WAYNE, INC.**, an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and

KEITH E. CERASOLI  
1605 W. Chase, #3W  
Chicago, Illinois 60626

DEPT-01 RECORDING \$25.50  
T#0009 TRAM 8628 05/16/97 13:12:00  
#4511 ÷ SK \*-97-347622  
COOK COUNTY RECORDER

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$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 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 his heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

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, rights, 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, his heirs and assigns, FOREVER. # 4216276 of 3

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, 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 encumbered 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:

(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions and building lines of record and any violations thereof, provided said violations are insured over pursuant to Title Insurer's standard form endorsement; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) the Declaration as amended from time to time; (viii) public, private and utility easements of record; (ix) limitations and conditions imposed by the Illinois Condominium Property Act; (x) installments due after Closing for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by Purchaser.

PIN: 14-05-104-027-0000 (underlying)

ADDRESS OF PREMISES: Unit(s) 6304-3 & P6, 6304 North Wayne, Chicago, IL 60660

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

6304 WAYNE, INC., an Illinois corporation

By: John M. Lach  
John Lach, President

INSTRUMENT PREPARED BY: Daniel R. Bronson/Bronson & Kahn; 300 West Washington, 14<sup>th</sup> Floor, Chicago, IL 60606

# UNOFFICIAL COPY

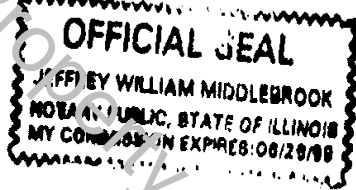
State of Illinois )

) SS

County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that JOHN LACH, president of 6304 WAYNE, INC., an Illinois corporation, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such President. he signed, sealed and delivered the said instrument as his 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 15th day of May, 1997.



  
Notary Public

Commission Expires 2/16/98

MAIL RECORDED DEED TO:

Phillip M. Migdal, Esq.

29 South LaSalle Street, Suite 340

Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Keith P. Cerasoli

6304 North Wayne, Unit 6304-3

Chicago, Illinois 60660

97347622

COOK COUNTY Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

UNITS 6304-3 AND P6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SANDERSON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97347621, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-05-104-027-0000 (underlying)

COMMON ADDRESS: 6304 North Wayne, Units 6304-3 and P6  
Chicago, Illinois 60660

### SUBJECT TO:

(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions and building lines of record and any violations thereof, provided said violations are insured over pursuant to Title Insurer's standard form endorsement; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) the Declaration as amended from time to time; (viii) public, private and utility easements of record; (ix) limitations and conditions imposed by the Illinois Condominium Property Act; (x) installments due after Closing for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by Purchaser.

THE TENANT OF THE UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, 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 SAID DECLARATION OF CONDOMINIUM FOR THE BENEFIT OF THE REMAINING LAND 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.

97347622

UNOFFICIAL COPY

RECEIVED

Property of Cook County Clerk's Office

97347622