

UNOFFICIAL COPY

4/12/98

SPECIAL WARRANTY DEED

98519747

THIS AGREEMENT, made this 5th day of May, 1998, between Lake Meadows III, L.L.C., a limited liability company 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 Zenobia Chapital of Cook County, Illinois, 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 Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her 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:

See Exhibit "A" attached hereto and by this reference made a part hereof

Permanent Real Estate Number(s): 17-34-225-001-0000

Address(es) of real estate: Unit Nos. 1204, G-83
601 East 32nd Street, Chicago, Illinois 60616

THIS INSTRUMENT WAS PREPARED BY: AFTER RECORDING RETURN TO:

Michael S. Kurtzon
Miller, Shakman, Hamilton
Kurtzon & Schliske
208 South LaSalle Street
Suite 1100
Chicago, Illinois 60604

Zenobia Chapital
601 E. 32nd Street
Apartment 1204
Chicago, IL 60616

Mail Tax Bill to:

Zenobia Chapital
601 E. 32nd Street Apt 1201
Chicago IL 60616

DEPT-01 RECORDING \$27.00
 11:00:09 TRAN 2926 06/18/98 12:27:00
 2025 : 06 : 98 : 519747
 COOK COUNTY RECORDER

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BOX 333-CTI

77-52-388
LND / FRM 181

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Any tenant of the unit(s) being conveyed has either failed to exercise the right of first refusal to purchase the unit(s), waived any such right, or has no such right.

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 party, 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, her 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, her 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 the items listed in Paragraph 10 of the Purchase Agreement between the party of the first part and the party of the second part.

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the day and year first above written.

LAKE MEADOWS III, L.L.C., an Illinois limited liability company

By: Draper and Kramer, Incorporated, an Illinois corporation, its manager

By: 
Its: 

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUN 1 1994
122.00

Cook County
REAL ESTATE TRANSACTION TAX
JUN 1 1994
91.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
JUN 1 1994
915.00

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Antoinette M. Moton, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bill Van Senus personally known to me to be the Vice President of Draper and Kramer, Incorporated, an Illinois corporation, the Manager of Lake Meadows, III, L.L.C., an Illinois limited liability company, 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 as such Bill Van Senus, Vice President, he/she signed and delivered the said instrument his/her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of May, 1998.

Antoinette M. Moton
Notary Public



My commission expires: 10/01/2000

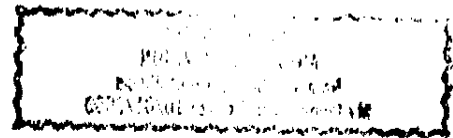
SECRETARY

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT NOS. 1204, G-83 IN THE 601 CONDOMINIUMS OF LAKE MEADOWS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 10 IN RESUBDIVISION OF LAKE MEADOWS NO. 2 BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED NOVEMBER 27, 1959 AS DOCUMENT 17722039 AND FILED IN THE OFFICE OF REGISTRAR OF TITLES AS DOCUMENT 1890949, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 601 CONDOMINIUM OF LAKE MEADOWS RECORDED AS DOCUMENT NO. 98025654, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS USE AND ENJOYMENT AS DEFINED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKE MEADOWS RECORDED AS DOCUMENT NO. 97981698.

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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