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SPECIAL WARRANTY DEED (Individual to Individual)

98522979

DEPT-01 RECORDING \$25.00
140009 TRAN 2939 06/19/98 11:51:00
64745 CG #98-522979
COOK COUNTY RECORDER

This space reserved for Recorder's use only.

773445 F

THIS AGREEMENT made this 22nd day of May, 1998, between James Kochevar and Adrienne P. Alm, as joint tenants, 2454 N. Seminary, Chicago, Illinois, party of the first part and Jennifer L. Walsh, 705 West Wrightwood, Unit 3, Chicago, Illinois 60614 both single
(Name and Address of Grantee)

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, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to her 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:

The real estate legally described on Exhibit A attached hereto and by this reference 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 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, is WILL WARRANT AND DEFEND.

Permanent Real Estate Number(s): 14-29-422-001

Address(es) of real estate: Unit 3S, 2459 W. Seminary and 1049 W. Altgeld

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused their names to be signed to these presents.

By: [Signature] James Kochevar

By: [Signature] Adrienne P. Alm

This instrument was prepared by Laura Gerard Hassan, Rudnick & Wolfe, 203 N. LaSalle Street, Chicago, IL 60601 (Name and Address)

After recording return to Jeffrey Richman, Jenner + Block, One IBM Plaza, Chicago, Illinois 60611

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STATE OF ILLINOIS SS.
COUNTY OF COOK

I, Pamela Petrizzi, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that James Kochevar and Adrienne P. Alm personally known to me to the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of May, 1998.

Pamela Petrizzi
Notary Public

My Commission Expires

OFFICIAL SEAL
PAMELA PETRIZZI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Dec. 6, 1999

CITY OF CHICAGO
COUNTY OF COOK
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUN 17 '98
PR. 10776
279.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUN 15 '99
PR. 11429
130.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JUN 17 '98
PR. 11167
999.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JUN 17 '98
PR. 11167
999.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JUN 17 '98
PR. 11167
94.50

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EXHIBIT A

LEGAL DESCRIPTION FOR SPECIAL WARRANTY DEED

Unit Number 3S in the Lion Bay Condominium as delineated on a survey of the following described real estate:

LOT 24 IN PICK'S SUBDIVISION OF THE EAST ½ OF OUTLOT OR BLOCK 18 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NO. 98- 442791, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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.

The Tenant of Unit 3S either waived or failed to exercise his option to purchase the unit.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act; (c) the Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments shown on Chicago Title Insurance Company, Commitment No. 1401-007734145; (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (g) utility easements, if any, of record; (h) covenants, conditions, restrictions, permits, easements and agreements of record which do not interfere with the use, enjoyment or occupancy of Unit 3S as a residence; and ~~(i) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Purchaser.~~

P.I.N. 14-29-422-001-0000
2459 N. Seminary and 1049 W. Altgeld
Chicago, Illinois 60614

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