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This instrument was prepared by:

Sandra L. Waldier
Bell, Boyd & Lloyd
70 W. Madison Street
Suite 3300
Chicago, Illinois 60602

GIT

GIT 423653493

SPECIAL WARRANTY DEED

THIS AGREEMENT between JOHN F. LALLY, married to Julie A. Lally, c/o Chicago Graystone, Inc., 2636 North Lincoln, Chicago, Illinois 60614 (the "Grantor"), and PATRICK J. HUGHES AND SUSAN M. HUGHES, husband and wife, of Chicago, Illinois (the "Grantee"), WITNESSETH that the Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, not as Tenants in Common or as Joint Tenants, but as TENANTS BY THE ENTIRETY, 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 made a part hereof).

This property does not constitute homestead for the spouse of John F. Lally.

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 Grantor either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE

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RECORDED

AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor also hereby grants to the 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 recorded as Document No. 98394918; 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.

Grantor also hereby grants and assigns to Grantee, its successors and assigns, parking space G-2 as a limited common element as set forth and provided in the aforementioned Declaration of Condominium.

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.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, 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, Grantor WILL WARRANT AND DEFEND, subject to the Permitted Exceptions appearing on Exhibit B which is attached hereto and made a part hereof.

Grantor also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(NOTE: new construction, therefore, there are no Tenants who would have an option to purchase any unit).

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
DEPT OF REVENUE
360.00

Cook County
REAL ESTATE TRANSFER TAX
REVENUE
DEPT OF REVENUE
180.00

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[Signature page to Special Warranty Deed for Unit 2S]

Dated this 17th day of July, 1998.

John F. Lally
John F. Lally

MAIL TO:

Debra Yale
c/o Sonnenschein, et al.
8000 Sears Tower
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

Patrick and Susan Hughes
1827-29 North Mohawk #2S
Chicago, Illinois 60614

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Kathleen A. LoGalbo, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that John F. Lally, 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 and delivered the said instrument as his free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of July, 1998.

Kathleen A. LoGalbo
Notary Public
8/16/00
"OFFICIAL SEAL"
KATHLEEN A. LOGALBO
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/16/2000

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
900.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
900.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
900.00

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EXHIBIT A

UNIT 2S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1827-29 NORTH MOHAWK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 98394918, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-33-309-012 and 14-33-309-013

COMMON ADDRESS: 1827-29 North Mohawk, Unit 2S, Chicago, Illinois 60614

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Non-delinquent general real estate taxes and special taxes or assessments.
2. The provisions of the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, including all amendments thereto.
3. The provisions of the Condominium Declaration recorded as Document No. 98394918 including all amendments and exhibits thereto.
4. Applicable zoning and building laws and ordinances and other ordinances of record, provided same are not violated.
5. Encroachments, if any, provided same are endorsed over by the title company.
6. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
7. Leases and licenses affecting the Common Elements as defined in the Condominium Declaration.
8. Covenants, conditions, agreements, building lines and restrictions of record, which are reasonably acceptable to Purchaser.
9. Recorded public utility easements and easements established by or implied from the Declarations or amendments thereto.
10. Liens, encroachments and other matters over which the Greater Illinois Title Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in 5, 7, 8, or 9 above shall not prohibit the Purchaser's use of the Unit as a single-family residence.

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