

GEORGE E. COLE®
LEGAL FORMS

No. 803
November 1994

9012/0009 05 031 Page 1 of 3
1998-09-09 10:20:31
Cook County Recorder 25.00

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 28th day of July, 1998, between LASALLE PROPERTIES, INC

a corporation 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 ANDREW SAGARTZ AND ASAKA SAGARTZ, husband and wife, 4393 PRINCESS DIANA CT., HILLIARD, OHIO 43026

(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 (\$10.00) Dollars and other good and valuable consideration 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 their 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: UNIT NO. 6143-1 IN THE EDGEWATER

CROSSING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 (EXCEPT THE SOUTH 4.17 FEET THEREOF) IN NYDEN'S RESUBDIVISION OF LOT 47 AND THE WEST 1/2 OF LOT 46 IN BROST AND KEMPER'S SUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 30 ACRES THEREOF: WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 98661788 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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, their heirs and assigns forever, AS TENANTS BY THE ENTIRETY, NOT AS JOINT TENANTS, AND NOT AS TENANTS IN COMMON.

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, their 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: Permanent Real Estate Number(s): 14-05-118-027 affects underlying land as well

Address(es) of real estate: 6143 N. GLENWOOD #1, CHICAGO, IL 60660

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

LASALLE PROPERTIES, INC.
(Name of Corporation)

By [Signature]
President

Attest: [Signature]
Secretary

BOX 333-CTI

This instrument was prepared by WILLIAM S. HARRISON 5940 W. TOLBY #140, NILES, IL 60714
(Name and Address)

Vertical handwritten notes on the left margin: 10/28/98, 7751516 DB, 7151516, 10/28/98, 7751516, 7151516, 10/28/98, 7751516, 7151516

UNOFFICIAL COPY

MAIL TO: J. Berg
Maida, Funn, Eifert & Mitchell
 (Name)
One E. Wacker Dr. #3200
 (Address)
Chicago IL ~~60660~~ 60601
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
A. SAWATZ
 (Name)
6143 N. Glenwood #15
 (Address)
Chicago IL 60660
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
 COUNTY OF COOK } ss.

I, RICHARD M. SMITH a Notary Public
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT GERAS
 personally known to me to be the _____ President of LASALLE PROPERTIES, INC.
 an ILLINOIS corporation, and DAWN GERAS, personally known to me to be the
 _____ Secretary of said corporation, and personally known to me to be the same persons whose
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that
 as such _____ President and _____ Secretary, they signed and
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to
 authority, given by the Board of DIRECTORS of said corporation as their 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 28 day of July 1998.
[Signature]
 Notary Public



Commission expires _____

Box _____

SPECIAL WARRANTY DEED
 Corporation to individual

TO _____

ADDRESS OF PROPERTY: _____

MAIL TO: _____

9880307

GEORGE E. COLE®
 LEGAL FORMS

THE TENANT OF UNIT 6143-1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

"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."

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 RECEIVED
 STAMP
 2000.00

Cook County
 REAL ESTATE TRANSACTION TAX
 RECEIVED
 STAMP
 1000.00

CITY OF CHICAGO
 RECEIVED
 STAMP
 750.00

CITY OF CHICAGO
 RECEIVED
 STAMP
 750.00

UNOFFICIAL COPY

Property of Cook County Clerk's Office