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1998-09-29 16:07:44
Cook County Recorder 25.50

GEORGE E. COLE FORM NO 801
LEGAL FORMS
February, 1985

SPECIAL WARRANTY DEED Statutory (ILLINOIS)

CAUTION 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 3 day of

September, 1998 between BUCKINGHAM

PALACE, L.L.C. a limited liability company duly

authorized to transact business in the State of Illinois,

party of the first part, and

Rebecca J. Parr, 2672 North Halsted, Unit 1R, Chicago, Illinois 60614

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) 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 given by the Managers of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A" 3

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, its 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, its 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: SEE ATTACHED EXHIBIT "B"

Permanent Real Estate Index Number(s): Part of 14-21-309-003

Address(es) of Real Estate: 743 West Buckingham, Unit 32, Chicago, Illinois

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 25th day of September, 1998.

Buckingham Palace, L.L.C., an Illinois limited liability company

By: Neil Kozokoff
Its: Manager

By: _____
Name: Neil Kozokoff
Its: President

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Property of Cook County Clerk's Office

Enclosures (part-deed)

OR RECORDERS OFFICE BOX NO

Mail To:



SEND SUBSEQUENT TAX BILLS TO:
Roberta Parr
(Name)
745 W. Buckingham #32
(Address)
Chicago, IL 60653
(City, State, Zip Code)

Andrew R. Lick & Associates
(Name)
1607 Chestnut St., S.F. 302
(Address)
Chicago, IL 60601
(City, State, Zip Code)

This instrument was prepared by Schain, Fiser & Burney, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601

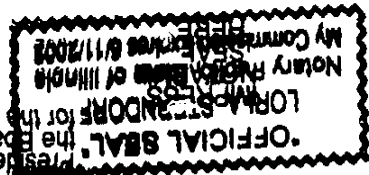
NOTARY PUBLIC

Jean A. Stauder

Commission expires

6/11/2002

Given under my hand and official seal, this 25th day of September, 1998



appeared, before me this day in person, and severally acknowledged that as such President, he signed and delivered the said instrument pursuant to authority given by the Board of said corporation, as his free and voluntary act and deed of said company, LORNA STAUDER for the uses and purposes therein set forth.

State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that NEIL KOZOKOFF, personally known to me to be the President of PARKLAND DEVELOPMENT COMPANY, as Manager of BUCKINGHAM PALACE, L.L.C.

EXHIBIT "A"Legal Description

UNIT 32 IN BUCKINGHAM PALACE CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT 97969406, OF LOTS 10 TO 14 BOTH INCLUSIVE TAKEN AS A SINGLE TRACT OF LAND, IN GEORGE WITTBOLDT'S SUBDIVISION, IN THE SUBDIVISION OF PART OF LOTS 1, 2, 3 AND 4 IN THE SUBDIVISION OF LOT 39 IN PINE GROVE AND PART OF LOT 15 IN BLOCK 2 IN CLARK AND MCCONNELLS ADDITION TO LAKEVIEW, BEING A SUBDIVISION OF LOTS 31 AND 32 IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING FROM SAID TRACT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 50.11 FEET TO THE CENTER LINE OF A WALL THAT IS BUILT AND USED AS A PARTY WALL; THENCE SOUTH ALONG THE CENTER LINE OF SAID WALL AND SAID CENTER LINE EXTENDED, PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 54.72 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT, A DISTANCE OF 23.11 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 6.0 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT A DISTANCE OF 27.0 FEET TO A POINT OF THE WEST LINE OF SAID TRACT, SAID POINT BEING 60.72 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 60.72 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: PART OF 14-21-309-003

COMMONLY KNOWN AS: 743 WEST BUCKINGHAM, UNIT 32
CHICAGO, ILLINOIS

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