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SPECIAL WARRANTY DEED (Individual to Individual)

98887499

-an unmarried men
-an unmarried women

THIS AGREEMENT, made this 18th day of September, 1998, between James Kochevar and Adrienne P. Alm, as joint tenants, 2454 N. Seminary, Chicago, Illinois, party of the first part and John C. Myers IV, 441 East Eric Street, #3505, Chicago, Illinois 60611 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 his 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, his 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, his 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, WILL WARRANT AND DEFEND.

Permanent Real Estate Number(s): 14-29-422-001-0000

Address(es) of real estate: 2459 North Seminary, Unit 1S, Chicago, Illinois 60614

IN WITNESS WHEREOF, said party of the first part has caused their names to be signed to these presents.

By: *James Kochevar*
James Kochevar
By: *Adrienne P. Alm*
Adrienne P. Alm

This instrument was prepared by Laura Gerard Hassan, 2458 N. Seminary Ave., Chicago, IL. 60614

BOX 353-CTI

CTIC
DND
7758446
98088086
1988086

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CO. NO. 418
STATE OF ILLINOIS
REVENUE
SEP 20 1958
323.50

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP SEP 20 1958
PB 11424
161.75

98687499

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE ★
★ PB 11153 ★
428.25

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE ★
★ PB 11153 ★
999.00

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE ★
★ PB 11153 ★
999.00

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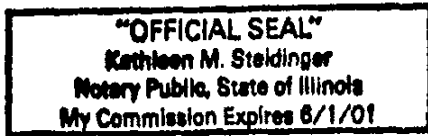
STATE OF ILLINOIS SS.
COUNTY OF COOK

RECORDS SECTION
COUNTY CLERK'S OFFICE
100 N. LAUREL ST. 2ND FLOOR
CHICAGO, ILL. 60602
TELEPHONE: 312.603.4000
FAX: 312.603.4001
WWW.COOKCOUNTY.IL.GOV

I, KATHLEEN M. Steldinger, 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 be 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 24th day of September, 1998.

Kathleen M. Steldinger
Notary Public

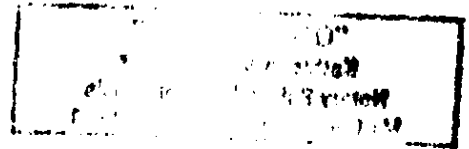


My Commission Expires: June 1, 2001

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11/11/11

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LEGAL DESCRIPTION

Unit Number 1S 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 1/2 OF OUTLOT OR BLOCK 18 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 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.

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

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CERTIFICATE OF AUTHENTICITY

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