

Prepared by:

J. Kevin Baldwin
Office of the Special Deputy Receiver
222 Merchandise Mart Plaza
Chicago, Illinois 60654

After Recording Return to:

MICHAEL D. ILAGAN
812 W. VAN BUREN ST., UNIT 4G
CHICAGO, IL 60607

SPECIAL WARRANTY DEED

This Special Warranty Deed, made as of January 23 1998 between Inter-American Insurance Company of Illinois, In Liquidation, whose address is c/o Office of the Special Deputy Receiver, 222 Merchandise Mart Plaza, Suite 1450, Chicago, Illinois 60654 ("Grantor") and Michael D. Ilagan ("Grantee");

WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, grants, sells and conveys to Grantee, his successors and assigns, the parcel of land in the City of Chicago, County of Cook, State of Illinois, described in Exhibit "A" attached hereto and commonly known as parking space G-29 in the Westgate Condominium, Chicago, Illinois, subject to the matters set forth herein.

PIN NOS.: 17-17-228-020-1075

TO HAVE AND TO HOLD such premises with all and singular, the rights, privileges, appurtenances and immunities, thereto belonging or in any wise appertaining (including all hereditaments, privileges, tenements, and appurtenances belonging or appertaining to such premises, all right, title and interest of Grantor in and to all open or proposed highways, streets, roads, avenues, alleys, easements strips, gores and rights-of-way in, on, across, in front of, contiguous to, abutting or adjoining such premises). Grantor covenants that such premises are free and clear from any claim or encumbrance caused by the acts or omissions of Grantor from and after December 23, 1991 and that Grantor will warrant and defend the title to such premises to Grantee against lawful claims and demands of all persons claiming by, under or through Grantor caused by the acts or omissions of Grantor from and after December 23, 1991.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date first written above.

BOOK 333-671

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NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR 3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90303796 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST PORTION OF THE COMMERCIAL PROPERTY.

COMMONLY KNOWN AS 812 WEST VAN BUREN, CHICGO,
PARKING SPACE G-29

PARCEL 2:

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER LR 3891819 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION + 15.76 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT AREA, AND LYING BELOW ELEVATION + 27.80, BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH ALONG THE WEST LINE OF LOTS 9 AND 10; 90.00 FEET; THENCE EAST, 12.70 FEET; THENCE NORTH, 14.00 FEET; THENCE EAST, 89.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH, 35.00 FEET; THENCE WEST, 19.40 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH, 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WEST, 126.08 FEET TO THE POINT OF BEGINNING.

PARCEL 1:
PARKING SPACE G-29 IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

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