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Cook County Recorder

29.50

**SPECIAL
WARRANTY DEED**

THIS INDENTURE, made this 13th day of February 1998, between 811 Chicago Avenue Residences, L.P., an Illinois limited partnership, duly authorized to transact business in the State of Illinois, ("Grantor") and Grant I. Szabo and Susan E.

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

Gallagher ("Grantee") having an address of 3511 N. Reta, Chicago, IL 60657 WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, not in tenancy in common but joint tenancy, and to their heirs and assigns, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Commonly known as: Unit 709, 811 Chicago Avenue, Evanston, Illinois 60202

Permanent Index No.: 11-19-401-006-0000

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 Ownership for 811 Chicago Avenue

**THIS INSTRUMENT WAS
PREPARED BY:**

Miller, Shakman, et.al
Sharon Zaban Letchinger
208 So. LaSalle, Suite 1100
Chicago, IL 60604

AFTER RECORDING RETURN TO:

Mail
GRANT SZABO and SUSAN GALLAGHER
811 CHICAGO AVE. #709
EVANSTON, IL 60202

Send subsequent Tax Bills to: Grant I. Szabo & Susan E. Gallagher, 811 Chicago Ave., #709, Evanston, IL 60202

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1174-818

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE 98868

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP 983204

Property of Cook County Clerk's Office

Condominium Association (the "Declaration"), 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.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, 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 AND TO HOLD the said premises as above described, not in tenancy in common but joint tenancy, with the appurtenances, unto the Grantee, and their heirs and assigns forever.

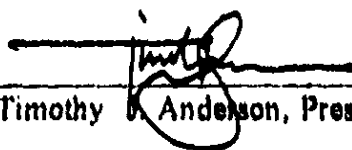
And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein 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 FOREVER DEFEND, subject to:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantees or anyone claiming, by through or under Grantees; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefor; rights of the public, the City of Evanston and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Premises; roads or highways, if any; Grantees' mortgage, if any.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of this 13th day of February, 1998.

811 Chicago Avenue Residences, L.P., an Illinois limited partnership

By: FOCUS DEVELOPMENT, INC., an Illinois corporation, its General Partner

By: 
Timothy A. Anderson, President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy J. Anderson personally known to me to be the President of Focus Development, Inc., an Illinois corporation, and general partner of 811 Chicago Avenue Residences, L.P., an Illinois limited partnership, 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 severally acknowledged that as such President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13th day of February, 1998

Michelle Symonds
Notary Public

Commission Expires: 5/14/2000

CITY OF EVANSTON 003866
Real Estate Transfer Tax
City Clerk's Office
PAID FEB 10 1998 Amount \$ 945.77
Agent G.M.D.

EXHIBIT "A"

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LEGAL DESCRIPTION

PARCEL 1:

Unit 709 in 811 Chicago Avenue Condominium as delineated on a survey of :

LOT 1 IN NORTHLIGHT CONSOLIDATION OF LOTS 9 AND 10 AND THE NORTH 7 FEET OF LOT 11 IN BLOCK 11 IN WHITE'S ADDITION TO EVANSTON IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1996 AS DOCUMENT NO. 96939209 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 23, 1997 AS DOCUMENT NO. 97,966,037, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-55 AND STORAGE LOCKER L-55, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

Permanent Index No.: 11-19-401-006-0000

Affects: More than property in question.

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 easement 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.