

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.

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THIS AGREEMENT, made this 21 day of  
February, 1998 between H.F.O., L.L.C.,  
a limited liability company duly authorized to  
transact business in the State of Illinois, party of the first part, and  
Robert W. Swabon, 440 North Wabash, #3977, Chicago, Illinois 60611,

(4)

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"

Together with all and singular the hereditaments and appurtenances thereto 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 17-09-257-018  
Address of Real Estate: 333 West Hubbard, Unit 414, Chicago Illinois 60610

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, and attested by its Secretary, this 21 day of February, 1998

H.F.O., L.L.C., an Illinois limited liability company

By: SPECTRUM-HUBBARD LIMITED PARTNERSHIP, an Illinois limited partnership  
Its: Manager

By: SPECTRUM REAL ESTATE SERVICES, INC., an Illinois corporation  
Its: General Partner

By: JERALD LASKY  
JERALD LASKY, PRESIDENT

# UNOFFICIAL COPY

State of Illinois County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jerald Lasky personally known to me to be the President of

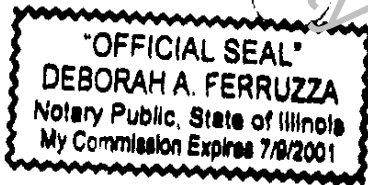
IMPRESS  
NOTARIAL  
SEAL  
HERE

SPECTRUM REAL ESTATE SERVICES, INC., as general partner of Spectrum-Hubbard limited partnership, as manager of H.F.O L.L.C., an Illinois limited liability company, 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 deed of said company, for the uses and purposes therein set forth.

6221795

Given under my hand and official seal, this 27<sup>th</sup> day of March, 1998

Commission expires July 7, 2001



[Signature]  
NOTARY PUBLIC

This instrument was prepared by: Gary L. Plotnick, 222 North LaSalle Street, #1910, Chicago, Illinois 60601  
(NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

Mail To: JOHN F. BAKUNAN  
(Name)  
33 N. DEARBORN #153  
(Address)  
CHICAGO IL 60602  
(City, State, Zip Code)

Swabon Swabon  
(Name)  
333 West Hubbard Street, Unit 414  
(Address)  
Chicago, Illinois 60610  
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

EXHIBIT "A"

50271795

## LEGAL DESCRIPTION

UNIT 414 IN UNION SQUARE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARTS OF LOTS 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26 AND LOTS 16 (EXCEPT THE WEST 15 $\frac{1}{2}$  FEET THEREOF) IN BLOCK 1 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 25, 1998 AS DOCUMENT NUMBER 98148440, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER , PURSUANT TO THE PARKING AGREEMENT DATED FEBRUARY 24, 1998 AND RECORDED FEBRUARY 25, 1998 AS DOCUMENT NUMBER 98148441.

# UNOFFICIAL COPY

EXHIBIT "B"

58271795

SUBJECT TO: GENERAL TAXES NOT YET DUE AND PAYABLE; PUBLIC UTILITY EASEMENTS; EASEMENTS, COVENANTS AND RESTRICTIONS AND BUILDING LINES OF RECORD, AND AS SET FORTH IN THE DECLARATION; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS, AND RESERVATIONS CONTAINED IN THE AFORESAID DECLARATION AND RESERVATION BY GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS ("ACT"); AND ACTS OF THE GRANTEE.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

*[Handwritten signatures and a notary seal are present in this section. The seal includes the text "CLERK'S OFFICE" and the number "6580".]*