

01140

**SPECIAL
WARRANTY DEED**

THIS INDENTURE, made
this 13th day of March 1998,
between 811 Chicago Avenue
Residences, L.P., an Illinois
limited partnership, duly
authorized to transact business in
the State of Illinois, ("Grantor")
and LaSalle National Bank,

COOK COUNTY
CLERK'S OFFICE
JESSIE WHITE
BRIDGEVILLE OFFICE

Trustee under Trust Agreement dated March 12, 1998 and known as Trust 121613 ("Grantee")
having an address of _____, Chicago, IL.

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, and to its 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 404, 811 Chicago Avenue, Evanston, Illinois 60202

Permanent Index No: 11-19-401-006-000

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, & al
Sharon Zaban Letchinger
208 So LaSalle, Suite 1100
Chicago, IL 60604

AFTER RECORDING RETURN TO:

John Dugan
2620 Lincoln
Wilmette, IL

60091

Send subsequent Tax Bills to: William H. Dugan, Unit 404, 811 Chicago Avenue, Evanston, IL
60202

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UNOFFICIAL COPY 98337982

IBT #

1174-8184

STATE OF ILLINOIS



151.50

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE 985053

STATE OF ILLINOIS



75.00

GENERAL STAMP 985054

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, with the appurtenances, unto the Grantee, and its heirs and assigns forever

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and 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 incumbered or charged, except as herem 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 March, 1998.

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

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

By: 
Timothy J. Anderson, President

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Unit 404 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. 97,966,087, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-39 AND STORAGE LOCKER L-39, 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, its 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.