

99449276

4921/0121 27 001 Page 1 of 3
1999-05-10 11:51:18
Cook County Recorder 25.00



99449276

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

CAUTION: Consult a lawyer before using or acting 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.

THIS AGREEMENT, made this 12th day of March, 19 99, between ARDMORE SQUARE, LTD.

a corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS, party of the first part, and TODD BRATTON DAVIS 830 WRIGHT ST., INDIANAPOLIS, IN 46203

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100 Dollars and other good and valuable consideration hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE LEGAL ATTACHED TO AND MADE PART OF

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 state 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 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 DEFEND, subject to:

Permanent Real Estate Number(s): 14-05-109-023 affects underlying land

Address(es) of real estate: 1409 W. ROSEMONT #1, CHICAGO, IL 60660

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

ARDMORE SQUARE, LTD.

(Name of Corporation)

By _____

President

Attest: _____

Secretary

This instrument was prepared by WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714

(Name and Address)

BOX 333-CTI

2 of 1

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JD

5051081

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UNOFFICIAL COPY

MAIL TO: Todd Davis
 (Name)
1409 W. Rosemont #1
 (Address)
Chicago IL 60660
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Todd Davis
 (Name)
1409 W. Rosemont #1
 (Address)
Chicago IL 60660
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
 COUNTY OF COOK } ss.

I, William S. Harrison a Notary Public
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ANATOLY ZARKHIN
 personally known to me to be the _____ President of ARDMORE SQUARE, LTD.
 a n ILLINOIS corporation, and _____, personally known to me to be the
 _____ Secretary of said corporation, and personally known to me to be the same persons whose
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that
 as such _____ President and _____ Secretary, they signed and
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to
 authority, given by the Board of DIRECTORS of said corporation as their free and voluntary
 act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of March 1999.



William S. Harrison
 Notary Public
 Commission expires _____

COOK
 CO. NO. 018
 288819
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 MAY-6'99 DEPT. OF REVENUE
 131.00
 P.B. 10586

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP MAY-6'99
 P.B. 11427
 65.50

Box 99449276

SPECIAL WARRANTY DEED

Corporation to individual

TO _____
 ADDRESS OF PROPERTY: _____

MAIL TO: Todd Davis
1409 W. Rosemont
Unit #1
Chicago IL 60660

GEORGE E. COLE
 LEGAL FORMS

UNOFFICIAL COPY

LEGAL DESCRIPTION:

UNIT 1409-1 IN THE ROSEMONT CONCORDE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 23 IN EDGEWATER PARK, A SUBDIVISION IN THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99149705, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN#: 14-05-109-023 (affects subject and other property as well)

COMMONLY KNOWN AS: 1409 W. ROSEMONT #1, CHICAGO, IL 60660

THE TENANT OF UNIT 1409-1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

"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."

99449276

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY-8'93
PB.11167

982.50

