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1999-05-21 08:53:59
Cook County Recorder 29.50



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This instrument was prepared by:

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70 W. Madison Street
Suite 3300
Chicago, Illinois 60602

M. IT. 4252358-1/3

5 BUB

SPECIAL WARRANTY DEED

THIS AGREEMENT between 1127 WEST WRIGHTWOOD, L.L.C., an Illinois limited liability company (the "Grantor"), and REX PIETZYK, of 77 West Huron, #1407, Chicago, Illinois (the "Grantee"), WITNESSETH that the Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

(See Exhibit A attached hereto and made a part hereof).

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 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, its successors and assigns forever.

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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 recorded as Document No. 99403730; 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.

Grantor also hereby grants and assigns to Grantee, its successors and assigns, parking space C-4 as a limited common element as set forth and provided in the aforementioned Declaration of Condominium.

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.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, 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, Grantor WILL WARRANT AND DEFEND, subject to the Permitted Exceptions appearing on Exhibit B which is attached hereto and made a part hereof.

Grantor also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(NOTE: new construction, therefore, there are no Tenants who would have an option to purchase any unit).

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EXHIBIT A

UNIT 1W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1127 WEST WRIGHTWOOD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 99403730, IN THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-29-414-011

COMMON ADDRESS: 1125-27 West Wrightwood, Unit 1W, Chicago, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Non-delinquent general real estate taxes and special taxes or assessments.
2. The provisions of the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, including all amendments thereto.
3. The provisions of the Condominium Declaration recorded as Document No. 99403730 including all amendments and exhibits thereto.
4. Applicable zoning and building laws and ordinances and other ordinances of record.
5. Encroachments, if any.
6. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
7. Leases and licenses affecting the Common Elements as defined in the Condominium Declaration.
8. Covenants, conditions, agreements, building lines and restrictions of record.
9. Easements recorded at any time prior to Closing, including any easements established by or implied from the Condominium Declaration or amendments thereto.
10. Liens, encroachments and other matters over which the Greater Illinois Title Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in 5, 7, 8, or 9 above shall not prohibit the Purchaser's use of the Unit as a single-family residence.

★ 040960 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAY-0'99 900.00 ★
★ PG.11191

★ 040352 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAY-0'99 900.00 ★
★ PG.11191

★ 040953 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAY-0'99 900.00 ★
★ PG.11191

★ 040963 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAY-0'99 487.50 ★
★ PG.11191

20891 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
MAY-0'99 DEPT. OF REVENUE 425.00
PG.10678

086745 Cook County REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAY-0'99 212.50
P.D.11421