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1999-06-23 16:20:10
Cook County Recorder 27.50

SPECIAL WARRANTY DEED



RECORDER'S STAMP

THE GRANTOR, Kinzie Park L.L.C., an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid and pursuant to authority given by the Manager of said Company, CONVEYS

AND WARRANTS to Patrick J. Stanton of 8327 S. Lakeside Drive Apt# Downers Grove IL 60516 all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" 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 party of the first part, either in law or equity, or, in and to the above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it, subject to: SEE ATTACHED EXHIBIT "A"

Permanent Index Number(s): 17-09-112-010-0000 17-09-112-018-0000 17-09-112-005-0000

Property Address: 458 Clinton Street , Chicago, IL 60610

In Witness Whereof, said Grantor has executed this Deed by its Manager, this 28th day of MAY, 1999.

KINZIE PARK L.L.C., an Illinois limited liability company

By: HABITAT KINZIE PARK L.L.C., an Illinois limited liability company
Its: Manager

By: THE HABITAT COMPANY, an Illinois corporation
Its: Manager

By: Patrick J. Stanton, Jr.
Vice President

Attest: Stephanie Cantrell
Assistant Secretary

STATE OF ILLINOIS } ss.
County of Cook }

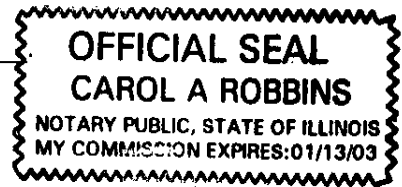
The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Albert J. Caputo and Stephanie Cantrell personally known to me to be the Vice President and Assistant Secretary of THE HABITAT COMPANY, an Illinois corporation, as Manager of HABITAT KINZIE PARK L.L.C., an Illinois limited liability company, as Manager of KINZIE PARK L.L.C., an Illinois limited liability company, appeared before me this day in person, and severally acknowledged that as such Vice President and Assistant Secretary, they signed, sealed and delivered this instrument 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 notarial seal, this 28th day of MAY, 19 99.

Carol A. Robbins

Notary Public

My commission expires on 1-13-03, 19 2003



This instrument was prepared by Stephanie A Cantrell, 350 W Hubbard Street Chicago IL 60610

Mail to:

Christina Fazio

(Name) FAGEL & HABER

140 South Dearborn #1400

(Address)

Chicago, Illinois 60603

(City, State, Zip Code)

SEND SUBSEQUENT TAX BILLS TO:

Patrick J. Stanton

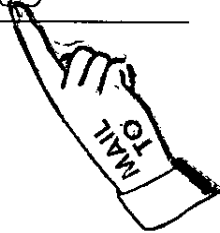
(Name)

106 Stephen Street

(Address)

Lewont, Illinois 60435

(City, State, Zip Code)



EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative


EXHIBIT A
LEGAL DESCRIPTION


LOT 12:

THAT PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF WEST KINZIE STREET, SAID POINT BEING 185.80 FEET NORTH 89 DEGREES 42 MINUTES 58 SECONDS WEST OF THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON MAP OF WABANSIA, A SUBDIVISION OF PART OF SECTION 9 AFORESAID; THENCE NORTH 30 DEGREES 42 MINUTES 31 SECONDS WEST, 183.74 FEET; THENCE NORTH 27 DEGREES 56 MINUTES 21 SECONDS WEST, 121.02 FEET; THENCE NORTH 29 DEGREES 24 MINUTES 15 SECONDS WEST, 17.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 24 MINUTES 15 SECONDS WEST; 31.00 FEET; THENCE NORTH 60 DEGREES 35 MINUTES 45 SECONDS EAST, 40.05 FEET; THENCE SOUTH 29 DEGREES 35 MINUTES 45 SECONDS WEST, 40.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

By the acceptance of this deed, the Grantee acknowledges and has actual notice of the nature of the area generally surrounding the Property, specifically the presence of manufacturing uses, heavy truck and train traffic and the loading and unloading of trucks and train cars occurring adjacent thereto and that properties adjacent to and across from the Property are classified within a manufacturing zoning district. The Grantee has notice of commercial traffic which uses adjacent streets and railroads and may do so at any time and further understands that the adjacent properties any be developed and used for manufacturing uses consistent with the regulations contained within the Chicago Zoning Ordinance.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Declaration of Covenants, Conditions, Restrictions, Easements and By-Laws for Kinzie Park Townhome Association and Declaration of Easements, Restrictions, Covenants and By-Laws for Kinzie Park Homeowners Association Declaration the same as though the provisions of said Declarations were recited and stipulated at length herein.

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION	REAL ESTATE TRANSFER TAX
	 JUN. 23. 99 REVENUE STAMP	00195.00
		FP326670

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 JUN. 23. 99 COOK COUNTY	00390.00
		FP326660

City of Chicago Dept. of Revenue		Real Estate Transfer Stamp
206293		\$2,925.00
06/23/1999 15:14	Batch 03880	25

PARCEL 1:

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THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF WEST KINZIE STREET, SAID POINT BEING 185.80 FEET NORTH 89 DEGREES 42 MINUTES 58 SECONDS WEST OF THE SOUTHWEST

CORNER OF LOT 1 AS SHOWN ON MAP OF WABANSIA, A SUBDIVISION OF PART OF SECTION 9 AFORESAID; THENCE NORTH 30 DEGREES 42 MINUTES 31 SECONDS WEST, 183.74 FEET; THENCE NORTH 27 DEGREES 56 MINUTES 21 SECONDS WEST, 121.02 FEET; THENCE NORTH 29 DEGREES 24 MINUTES 15 SECONDS WEST, 17.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 24 MINUTES 15 SECONDS WEST, 31.00 FEET; THENCE NORTH 60 DEGREES 35 MINUTES 45 SECONDS EAST, 40.05 FEET; THENCE SOUTH 29 DEGREES 24 MINUTES 15 SECONDS EAST, 31.00 FEET; THENCE SOUTH 60 DEGREES 35 MINUTES 45 SECONDS WEST, 40.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR KINZIE PARK HOMEOWNERS ASSOCIATION RECORDED MAY 27, 1999 AS DOCUMENT NUMBER 99514088.

PIA # 17-09-112-005
17-09-112-010
17-09-112-018