

99-0287  
SPECIAL WARRANTY DEED  
(Individual)

UNOFFICIAL COPY

99628440  
406/0088 08 001 Page 1 of 3  
1999-06-30 10:55:45  
Cook County Recorder 25.50



THIS INDENTURE, made this

24<sup>th</sup> day of June,

1999 between WASHINGTON

BOULEVARD, L.L.C., a limited

liability company 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, Matthew

J. Olson, 155 N. Aberdeen, Chicago,

IL 60607 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 (\$10.00) dollars and good and valuable consideration in hand

paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the

Manager of grantor, by these presents does REMISE, RELEASE, ALEIN AND CONVEY unto the party of the second

part, and to their heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and

State of Illinois known as and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

3

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all 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, their 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, their 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: Real Estate Taxes not yet payable, special taxes or assessments for improvements not yet completed, easements, covenants, agreements, conditions, restrictions and building lines of record and party wall rights, easements of record; the plat, act of grantee; Illinois Condominium Property Act.

Permanent Real Estate Index Number: Part of 17-08-443-034

Address of Real Estate: 1141 W. Washington, Unit 246, Chicago, IL 60607

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year above written.

WASHINGTON BOULEVARD L.L.C.  
an Illinois limited liability company

By: [Signature]  
Its: Manager

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

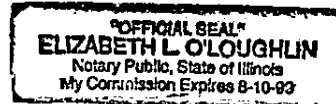
I, the undersigned a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Richard H. Lillie, Jr. as Manager of Washington Boulevard L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24<sup>th</sup> day of June, 1999.

Elizabeth L. O'Loughlin  
Notary Public

My Commission Expires: 8/10/99

This instrument was prepared by:



Thrush Realty  
357 W. Chicago Avenue  
Chicago, IL 60610

Mail To:  
Ralph Hardy  
474 Summit St.  
Elgin, IL 60120

Send Subsequent Tax Bills To:  
Matthew J. Olson  
1141 N. Washington St. #246  
Chicago, IL 60607  
155 N. Aberdeen  
Chicago, IL 60607



City of Chicago  
Dept. of Revenue  
206759



Real Estate  
Transfer Stamp  
\$2,055.00

06/30/1999 09:41 Batch 03885 6

COUNTY  
TAX



JUN. 30. 99

REVENUE STAMP

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

# 0000001472

FP326670	00137.00	REAL ESTATE TRANSFER TAX
----------	----------	-----------------------------

FP326660	00274.00	REAL ESTATE TRANSFER TAX
----------	----------	-----------------------------

# 0000000638

COOK COUNTY

JUN. 30. 99

STATE OF ILLINOIS

TAX

POSTAGE METER SYSTEMS

# UNOFFICIAL COPY

FILE NUMBER:  
99-0287

99628440

## SCHEDULE A CONTINUED

### LEGAL DESCRIPTION:

UNIT NUMBERS 246 IN BLOCK "X" CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

#### PARCEL 1:

LOTS 1 THROUGH 11 IN CARPENTER AND STRONG'S RESUBDIVISION OF LOTS 1 TO 10 IN SUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 12, 13, 16, 17, 20, 21, AND 24 IN CARPENTER'S RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

LOTS 1 TO 8 IN THE SUBDIVISION OF LOTS 11, 14, 15, 18, 19, 22 AND 23 IN CARPENTER'S RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND ALL PUBLIC ALLEYS LYING BETWEEN THE ABOVE REFERENCED PARCELS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98977346 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE #P-<sup>68</sup> A LIMITED COMMON ELEMENT AS DEPICTED ON THE SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 98-977346