

98-1725  
SPECIAL WARRANTY DEED  
(Individual)

UNOFFICIAL COPY

99648543

610270072 02 001 Page 1 of 3  
1999-07-07 12:46:32  
Cook County Recorder 25.50



THIS INDENTURE, made this  
28<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, Martin  
Venit, 1000 W. Washington, 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, ALIEN 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 17-08-443-035 & 037

Address of Real Estate: 26 N. May, Unit 331, 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:   
Its: Manager

City of Chicago  
Dept. of Revenue  
207226  
07/07/1999 12:01  
Batch 05050 32  
Real Estate  
Transfer Stamp  
\$2,853.75

# UNOFFICIAL COPY

FILE NUMBER:  
98-1725

99648543

## SCHEDULE A CONTINUED

### LEGAL DESCRIPTION:

#### PARCEL A

UNIT 331 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.

#### PARCEL B

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-<sup>60</sup>~~2~~, A LIMITED COMMON ELEMENT AS DEPICTED ON THE SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 98-977346

#### PARCEL C

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE <sup>60</sup>~~2~~, A LIMITED COMMON ELEMENT AS DEPICTED ON THE SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 98-977346

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

99648543

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 28<sup>th</sup> day of June, 1999.

Elizabeth L. O'Loughlin  
Notary Public

My Commission Expires: 8/14/99

This instrument was prepared by:

Thrush Realty  
307 W. Chicago Avenue  
Chicago, IL 60610

Mail To:  
Richard Rappold  
120 N. LaSalle Ste. 3200  
Chicago, IL 60602

Send Subsequent Tax Bills To:  
Martin Venit  
26 N. May St. #331  
Chicago, IL 60607



FP326670	# 0000002213	REVENUE STAMP	COUNTY TAX
0019025		ILL.-7.99	
REAL ESTATE TRANSFER TAX		COOK COUNTY	
STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
JUL.-7.99	# 0000001193	0038050	
COOK COUNTY		FP326660	