

UNOFFICIAL COPY

449671 181

THIS INSTRUMENT PREPARED
BY ~~AND SHOULD BE RETURNED~~
~~TO~~

99708895

6586/0117 63 001 Page 1 of 5
1999-07-26 11:49:20
Cook County Recorder 29.50



Brian Meltzer
MELTZER, PURTILL & STELLE
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173-5431
(847) 330-2400

ABOVE SPACE FOR RECORDER'S USE ONLY

30034\005\0004.366

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED (Tenants in Common)

She

This indenture, made this 1st day of July, 1999, between The Sexton 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 Jerome Ferdinand and Marilyn Ferdinand (Unit #202) Chicago, IL 60610,(NAME AND ADDRESS OF GRANTEE) party of the second part, not in joint tenancy, but as tenants in common, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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 Managing Member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, not in joint tenancy, but as tenants in common, and to their 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:

As more fully described in Exhibit A attached hereto.

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, 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 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:

TICOR TITLE INSURANCE

(a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;

(b) Special taxes or assessments for improvements not yet completed;

(c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;

(d) The Declaration for the Sexton, including matters relating to the Sexton Condominium (the "Declaration"); including all Exhibits thereto, as amended from time to time;

(e) The Illinois Condominium Property Act;

(f) The Plat attached as Exhibit C to the Declaration;

(g) Applicable zoning and building laws and ordinances;

(h) Roads and highways, if any;

(i) Unrecorded public utility easements, if any;

(j) Grantee's mortgage, if any;

(k) Plats of dedication and covenants thereof; and

(l) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 17-09-131-002-003; 17-09-242-000 thru 004, 008; 17-09-500-021

Address(es) of real estate: 360 West Illinois, Chicago (Unit # 202), Illinois. IT WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Member the day and year first above written.

THE SEXTON L.L.C., an Illinois limited liability company

By: A.C. Homes Corporation V, an Illinois corporation, Managing Member

By: [Signature]
Its: _____

UNOFFICIAL COPY

99798895



SEND SUBSEQUENT TAX BILLS TO:

Calvin A. Bernstein
(NAME)

JEROME FERDINAND
(NAME)

180 N. LaSalle St., Suite 1425
(ADDRESS)

505 N. LAKE SHORE DR #J-810
(ADDRESS)

Chicago, IL 60601
(CITY, STATE AND ZIP)

CHICAGO, IL 60611
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. _____

30034\005\0004.366

015007

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 19 1999 DEPT. OF REVENUE
190.84

075067

REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL 23 '99
101.50

0180113

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 25 1999 DEPT. OF REVENUE
1000.00

004175

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUL 22 '99
761.25

004174

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUL 22 '99
761.25

EXHIBIT A

Parcel 1:

UNIT NUMBER 202 IN THE SEXTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF CERTAIN SUBDIVISIONS IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9 AND PARTS OF CERTAIN SUBDIVISIONS IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, ALL IN TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99, ~~624,158~~, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF GARAGE SPACE, ~~AND~~ ¹⁵⁴ A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

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.