

UNOFFICIAL COPY

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1999-08-25 13:22:44
Cook County Recorder 25.50

99-0669

**SPECIAL WARRANTY DEED
(Individual)**



99813496

THIS INDENTURE, made this
28~~th~~ day of JUNE,
1999 between **FILLMORE**

DEVELOPMENT 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 Bret R. Brumm, 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 Vice President of grantor, by these
presents does **REMOVE, 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

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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.

Grantor also hereby grants to the Grantee, its successor and assigns, as rights and
easement appurtenant to the above described real estate, the rights and easement 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.

* NONE OF WHICH UNDERLY THE BUILDING AND NONE OF
WHICH INTERFERES WITH PURCHASERS USE OF THE
BUILDING AS A PERSONAL RESIDENCE.

17-17-326-026
17-17-326-027

Permanent Real Estate Index Numbers: 17-17-326-026 and 17-17-326-027

Address of Real Estate: 1356 & 1356A West Fillmore Street, 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.

FILLMORE DEVELOPMENT, L.L.C.

By: [Signature]
Its: Vice President or MANAGER

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., Vice President of Fillmore Development, 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 Vice President 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 25th day of June, 199 99

[Signature]
Notary Public

My Commission Expires: 8/10/99



This instrument was prepared by :

Thrush Realty
357 W. Chicago Avenue
Chicago, IL 60610

Mail To:
Howard Balikov
540 Frontage Road
Northfield, IL 60093

Send Subsequent Tax Bills To:
Bret R. Brumm
1356 West Fillmore St.
Chicago, IL 60607



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SCHEDULE A CONTINUED


LEGAL DESCRIPTION:


UNITS A AND B IN 1356 WEST FILLMORE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 22.43 FEET OF THE WEST 50.53 FEET, EXCEPT THE NORTH 23.00 FEET; TOGETHER WITH THE EAST 27.00 FEET OF THE WEST 54.00 FEET OF THE NORTH 23.00 FEET OF LOTS 25 THROUGH 39 TAKEN AS A TRACT, IN BLOCK 1 IN THE SUBDIVISION OF OUTLOT 47 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER _____, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


07/07/1999 12:01 Batch 05050 32
 207228
 Dept. of Revenue
 City of Chicago
 Real Estate Transfer Stamp
 \$2,872.50



STATE OF ILLINOIS
 TAX

 AUG. 25. 99
COOK COUNTY

REAL ESTATE TRANSFER TAX
0038300
FP326660

0000003147

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 AUG. 25. 99
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
0019150
FP326670

0000006523