



99813498

**SPECIAL WARRANTY DEED
(Individual)**

THIS INDENTURE, made this
30 day of July,
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

99-0815

first part, and, Andrew Schmidt and Amy Schmidt, parties of the second part, as Tenants by the Entirety and not as Joint Tenants or Tenants in Common 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 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

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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.

UNOFFICIAL COPY

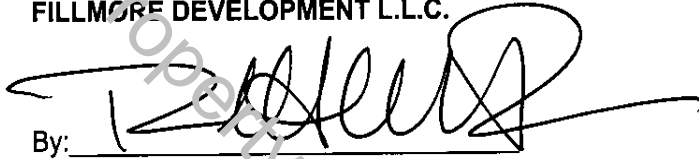
Property of Cook County Clerk's Office

Permanent Real Estate Index Number: Part of 17-17-326-028 & 029

Address of Real Estate: 1350 & 1350A 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 Vice President of Manager, the day and year above written.

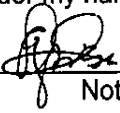
FILLMORE DEVELOPMENT L.L.C.



By: _____
Its: Vice President of Manager

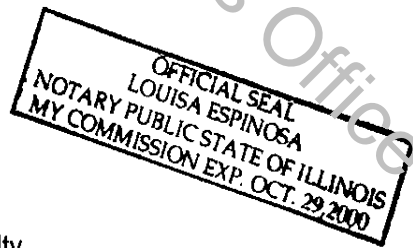
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, LOUISA ESPINOSA a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Richard H. Lillis, Jr., Vice President of the Manager 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 of Management 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 _____ day of _____, 199_____.



Notary Public

My Commission Expires: 10/29/00



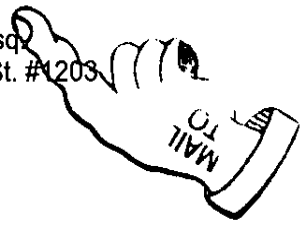
This instrument was prepared by :

Thrush Realty
357 W. Chicago Avenue
Chicago, IL 60610

Mail To:

John Mauk, Esq.
19 S. LaSalle St. #1203
Chicago, IL

Send Subsequent Tax
Bills To:
Andrew Schmidt
1350 West Fillmore St.
Chicago, IL 60607



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Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

THE EAST 22.43 FEET OF THE WEST 117.82 FEET, EXCEPT THE NORTH 23.00 FEET; TOGETHER WITH THE EAST 27.00 FEET OF THE WEST 117.00 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.

1350 W Fillmore, Chicago
77-17-326-028
029

City of Chicago
Dept. of Revenue
210556
08/25/1999 11:22 Batch 07243 20



Real Estate
Transfer Stamp
\$2,962.50

REAL ESTATE
TRANSFER TAX
0017950
FP326670

002006517

STATE OF ILLINOIS
AUG. 25. 99
COOK COUNTY



REAL ESTATE
TRANSFER TAX
0035900
FP326660

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 25. 99
REVENUE STAMP



UNOFFICIAL COPY

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