

UNOFFICIAL COPY

99813514

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1999-08-25 13:36:53
Cook County Recorder 47.50

SPECIAL WARRANTY DEED
(ILLINOIS)



99813514

99-77

THIS INDENTURE, made this 12th day of July, 1999, between FGW, L.L.C., an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and RICK J. KULOVITS and DAVID L. RODERICK, as

joint tenants and not as tenants in common

parties of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the parties of the second part, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

Unit Numbers 4-W and P-3 in 1421 South Wabash Condominium as delineated on a survey of the following described parcel of real estate:

Lot 13 in Block 16 in Herrington's Addition to Chicago in the West 1/2 of the Northwest 1/4 of Section 22, 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 _____ together with said unit's undivided percentage interest in the common elements.

THE TENANT OF THE UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

3
OPEN

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND 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.

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, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in 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 parties 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 parties of the second part, 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:

- (i) general real estate taxes not yet due and payable; (i) special taxes and assessments for improvements not yet completed;

City of Chicago
Dept. of Revenue
210557
08/25/1999 11:22 Batch 07243 21
Real Estate Transfer Stamp
\$2,512.50



STATE OF ILLINOIS



AUG. 25. 99

COOK COUNTY

REAL ESTATE TRANSFER TAX
0029650
FP326660

0000003151

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 25. 99

REVENUE STAMP

REAL ESTATE TRANSFER TAX

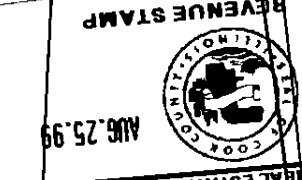
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REAL ESTATE TRANSFER TAX
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FP326670

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AUG. 25. 99

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COOK COUNTY



AUG. 25. 99

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX
0003800
FP326660

0000003129

Property of Cook County Clerk's Office

(iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions and building lines or record; (v) party wall rights and agreements, if any; (vi) encroachments ; (vii) the Declarations as amended from time to time; (viii) public, private and utility easements of record; (ix) limitations and conditions imposed by the Illinois Condominium Property Act; (x) installments due after Closing for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by Purchasers (collectively " Permitted Exceptions").

PIN: 17-22-107-006-0000 (Underlying)

ADDRESS OF PREMISES: Unit 4-W and P-3 , 1421 S. Wabash, Chicago, Illinois 60605

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

FGW, L.L.C.,
an Illinois limited liability company

By: [Signature]
Keith M. Giles, Managing Member

State of Illinois)

County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Keith M. Giles, Manager of FGW, L.L.C., an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such manager, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

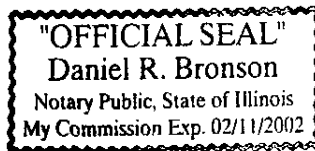
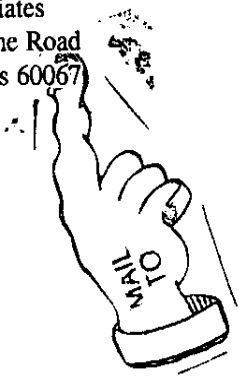
GIVEN under my hand and official seal, this 12th day of July, 1999

[Signature]
Notary Public

INSTRUMENT PREPARED BY: Daniel R. Bronson, Esq., Bronson & Kahn, 300 W Washington, 14th Floor, Chicago, IL 60606

MAIL RECORDED DEED TO:
Robert T. Benos
Benos & Associates
423 East Palatine Road
Palatine, Illinois 60067

SEND SUBSEQUENT TAX BILLS TO:
Richard J. Kulovits
4 W, 1421 S. Wabash
Chicago, Illinois 60606



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