

99-0260
SPECIAL WARRANTY DEED
(Individual)

UNOFFICIAL COPY 99961496

8306/0067 53 001 Page 1 of 3
1999-10-13 12:14:15
Cook County Recorder 25.50



THIS INDENTURE, made this
23rd day of September,
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, Andrew J.
Kanel, 1560 N. Sandburg, Chicago, IL
60610, party of the second part, WITNESSETH,
that the party of the first part, for and in consider-
ation 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, 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

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 17-08-443-033 thru 040

Address of Real Estate: 1141 W. Washington, Unit 203, 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.

City of Chicago
Dept. of Revenue
213442
10/13/1999 10:09 Batch 94227 6

Real Estate
Transfer Stamp
\$2,010.00

WASHINGTON BOULEVARD L.L.C.
an Illinois limited liability company

By:
Its: Manager

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STATE OF ILLINOIS)

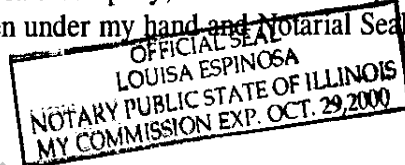
) SS.

99961496

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. 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 23 day of September, 1999.



Notary Public

My Commission Expires: _____

This instrument was prepared by:

Thrush Realty .
357 W. Chicago Avenue
Chicago, IL 60610

Mail To:

Send Subsequent Tax Bills To:
Mr. Andrew Kanel
1141 W. Washington Unit 203
Chicago, IL 60607

COUNTY TAX	
COOK COUNTY REAL ESTATE TRANSACTION TAX OCT. 13.99 REVENUE STAMP	REAL ESTATE TRANSFER TAX # 0000010366 0013425 FP326670
STATE TAX STATE OF ILLINOIS OCT. 13.99 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX # 0000004523 0026850 FP326660

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FILE NUMBER:
99-1026

99361496

SCHEDULE A CONTINUED

LEGAL DESCRIPTION:

PARCEL A:

UNIT NUMBER 203 : BLOCK "X" CONDOMINIUM AS DELINEATED ON A SURVEY 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-62} C, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98-977346.