

SPECIAL WARRANTY DEED

(Individual)

UNOFFICIAL COPY

99982028

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1999-10-19 14:29:07

Cook County Recorder

25.50



99982028

THIS INDENTURE, made this

30th day of August,

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, Jason Chan

535 N. Michigan Avenue, Chicago, IL

60611 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 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 17-08-443-034

Address of Real Estate: 1141 W. Washington, Unit 207, Chicago, IL 60607

(3)

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.

WASHINGTON BOULEVARD L.L.C.

an Illinois limited liability company

By: 

Its: Manager

City of Chicago

Dept. of Revenue

213846



Real Estate

Transfer Stamp

\$1,110.00

10/19/1999 13:54 Batch 05021 36

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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. 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.

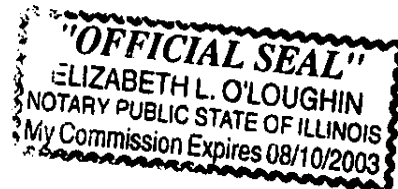
Given under my hand and Notarial Seal this 30th day of August, 1999.

Elizabeth L. O'Loughin
Notary Public

My Commission Expires: 8/10/03

This instrument was prepared by:

Thrush Realty
357 W. Chicago Avenue
Chicago, IL 60610



Mail To:

Todd M. Van Buren
122 S. Michigan
Suite 1220
Chicago, IL 60603

Send Subsequent Tax Bills To:

Jason Chan
1141 W. Washington #207
Chicago, IL 60607



FP326669		# 0000005877	REAL ESTATE TRANSFER TAX	
0014800			OCT. 19.99	
REAL ESTATE TRANSFER TAX		STATE OF ILLINOIS		STATE TAX
COOK COUNTY REAL ESTATE TRANSACTION TAX		OCT. 19.99		REAL ESTATE TRANSFER TAX
COUNTY TAX		# 0000010727	0007400	
REVENUE STAMP			FP326670	

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FILE NUMBER:
99-0268

SCHEDULE A CONTINUED**LEGAL DESCRIPTION:**

UNIT NUMBERS 207 IN BLOCK "X" CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OR PARTS 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.