

UNOFFICIAL COPY

99986879

8475/0207 32 001 Page 1 of 4  
1999-10-20 16:09:34  
Cook County Recorder 27.50

THIS INSTRUMENT PREPARED BY:

MARY P. HIGGINS  
WILDMAN, HARROLD, ALLEN  
& DIXON  
225 WEST WACKER DRIVE  
CHICAGO, ILLINOIS 60606



99986879

AFTER RECORDING THIS INSTRUMENT  
SHOULD BE RETURNED TO:

MR. GLENN UDELL  
BROWN, UDELL & POMERANTZ, LTD.  
2950 NORTH LINCOLN AVENUE  
CHICAGO, ILLINOIS 60657



MTC 2023183 DF  
JK  
①

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of October 6<sup>th</sup>, 1999, from DOUGLAS KRITZ, a divorced man, having an address of 204 Rainbow Drive, PMB 14043, Livingston, Texas 77399-2040 ("Grantor"), to 4027 LINCOLN, LLC, an Illinois limited liability company, having an address of c/o RDM Development, 2855 N. Lincoln Avenue, Chicago, IL 60657 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, by ("Grantee"), the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

4M

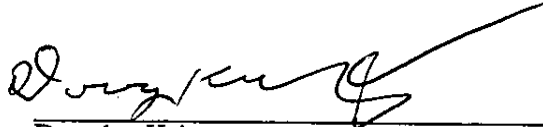
TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that it has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

# UNOFFICIAL COPY

99986879

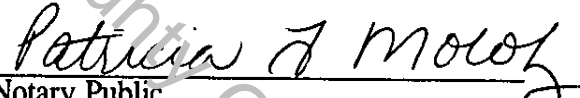
IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Special Warranty Deed the day and year first above written.

  
\_\_\_\_\_  
Douglas Kritz

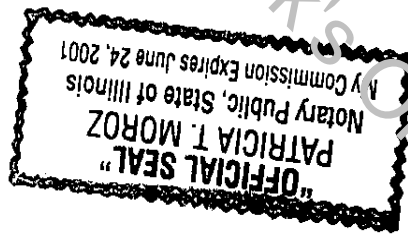
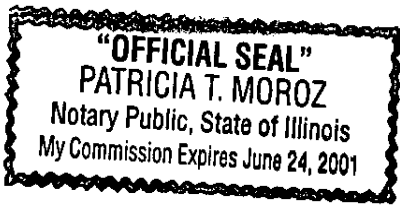
STATE OF ILLINOIS  
COUNTY OF COOK


I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Douglas Kritz, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.


GIVEN under my hand and notarial seal this 6<sup>th</sup> day of October, 1999.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



STATE TAX	STATE OF ILLINOIS	8765000000	REAL ESTATE TRANSFER TAX
	OCT. 20. 99	# 0000000000	0130150
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326669

COUNTY TAX	COOK COUNTY	006500798	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 006500798	0065075
	OCT. 20. 99		FP326670

City of Chicago	Real Estate
Dept. of Revenue	Transfer Stamp
213917	\$9,761.25
10/20/1999 14:40	Batch 06316 30



# UNOFFICIAL COPY

99986879

## EXHIBIT A

### LEGAL DESCRIPTION

THAT PART OF BLOCK 12 LYING SOUTH OF THE SOUTH LINE OF BELLE PLAINE AVENUE IN WILLIAM B. OGDEN'S SUBDIVISION OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 225 FEET THEREOF, MEASURED ALONG THE WESTERLY LINE OF NORTH ROBY STREET) IN COOK COUNTY, ILLINOIS.

PIN:

14-18-328-002

Address of Real Estate:

4001-4027 North Lincoln Avenue, Chicago, IL 60610

Property of Cook County Clerk's Office

**EXHIBIT B**

**PERMITTED TITLE EXCEPTIONS**

1. General Real Estate Taxes for 1999 and subsequent years.
2. Lease by and between Purchaser as Lessor and Douglas Audio Video Centers, Inc. as Lessee for term beginning on October 6, 1999 and ending on January 31, 2000 with options to renew .
3. Rights of Tenants as Tenants only under unrecorded Tenant Leases.

Property of Cook County Clerk's Office