

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (ILLINOIS)



99184982

99184982

9866/0223 30 001 Page 1 of 3  
1999-02-25 14:51:47  
Cook County Recorder 25.00

77-89-808-  
1973

THIS INDENTURE, made this 18th day of February, 1999, between SOUTH LAKE PARK AVENUE REDEVELOPMENT PARTNERSHIP, 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 Kevin McNeal

\_\_\_\_\_, party 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 party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his 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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Together with all and singular the hereditaments and appurtenances thereto 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 party of the second part, his 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, 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:

PIN: 20-02-404-017 and 20-02-404-018 (underlying)

ADDRESS OF PREMISES: Unit 1S, 4507 Lake Park Avenue, Chicago, Illinois 60660

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

SOUTH LAKE PARK AVENUE REDEVELOPMENT PARTNERSHIP, L.L.C., an Illinois limited liability company

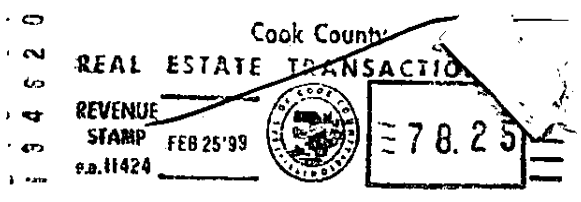
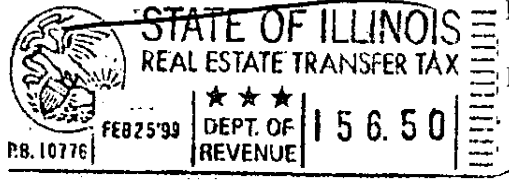
By: [Signature]  
Herb Eck, Manager

Common

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EW

COOK CO. CLERK'S OFFICE

CO. NO. 018  
107904



BOX 333-CT1

# UNOFFICIAL COPY

State of Illinois


County of Cook

)  
) ss  
)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Herb Eck, manager of SOUTH LAKE PARK AVENUE REDEVELOPMENT PARTNERSHIP, 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 18th day of February, 1999.

99184982

  
Notary Public

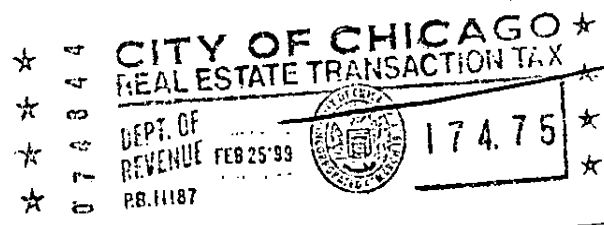
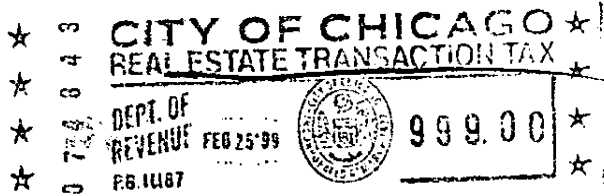
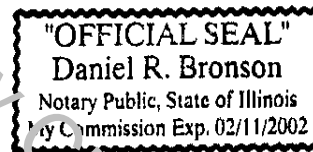
INSTRUMENT PREPARED BY: Daniel R. Bronson, Esq., Bronson & Kahn, 300 W Washington, 14<sup>th</sup> Floor, Chicago, IL 60606

MAIL RECORDED DEED TO:

SEND SUBSEQUENT TAX BILLS TO:

John Mazzorana, Esq.  
Attorney at Law  
20180 Governors Highway  
Suite 210  
Olympia Fields, Il 60461

Kevin McNeal  
Unit 1S, 4507 S. Lake Park Avenue  
Chicago, Illinois 60653



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## EXHIBIT "A"

Unit Number 1S 4507 LAKE PARK CONDOMINIUM, as delineated on a survey of the following described real estate:

Lot 94 and that part of Lot 95 lying Southeasterly of the Southeasterly line of the public alley opened per ordinance passed May 18, 1994 as Document 04007822 and recorded November 3, 1994, said Southeasterly line being described as follows: Beginning at a point on the Northeasterly line of said Lot 95; thence Westerly along a line to a point on the a line 33.0 feet Southeasterly and parallel with the Northwesterly line of said Lot 95 said point also being 120.0 feet Northeasterly of the Southwesterly line of said lot 95; thence Southwesterly along a line 33.0 feet Southeasterly of and parallel with the Northwesterly line of said Lot 95, for a distance of 120.00 feet to the Southwesterly line of said Lot 95, all in Kenwood Subdivision in the Southeast fractional 1/4 of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, Illinois,

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 99169707, together with its undivided percentage in the common elements.

TOGETHER with the Exclusive use for Parking Purposes in and to P-1, a limited Common Element, as set forth and defined in said Declaration of Condominium and Survey attached thereto Cook County, Illinois

Permanent Index Number: 20-02-404-017 20-02-404-018

Common Address: 4507 South Lake Park Avenue, Chicago, Illinois 60660

SUBJECT TO: (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions and building lines of record; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) the Declaration of Condominium as amended from time to time, (viii) public, private and utility easements or record; (ix) limitations and conditions imposed by the Illinois Condominium Property Act; (x) installments due after closing for assessments levied pursuant to the Declaration of Condominium; (xi) acts done or suffered by purchaser; and (xii) purchaser(s) mortgage, if any.

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

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; 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.