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GEORGE E. COLE FORM NO. 801
LEGAL FORMS
February, 1985

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**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

CAUTION: under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

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4217/0184 26 001 Page 1 of 4
1999-04-07 15:01:12
Cook County Recorder 27.50



THIS AGREEMENT made this 6th day of April, 1999
between VLT I, INC. a corporation duly authorized to

transact business in the State of Illinois, party of the first part, and RICHARD ~~OX~~ HALL AND KATRIN HURLEY-HALL, 4
G. M

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) 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 given by the Board of Directors of said corporation by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, not as Tenants in Common, but as JOINT TENANTS, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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, 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, its 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, its 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: SEE ATTACHED EXHIBIT "B"

And the party of the first part also hereby grants to the party of the second part, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of condominium, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property describe therein.

Permanent Real Estate Index Number(s): Part of 13-26-406-006

Address(es) of Real Estate: 2747-49 North Spaulding Avenue, Units 2749-1 and P-5, Chicago, Illinois

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 6th day of April, 1999.

VLT I, INC., an Illinois corporation

By: [Signature]
Name: VIRGIL TIERAN
Its: President.

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Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP
APR-7'99
P.B. 11422



75.50

\\SFB1V0L1\HOME\CHRISTINE\CLOSINGS\SPAULDING\HALLSPWTD.DOC

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
DEPT. OF
APR 7 99
Pg. 10760
151.00

OR
RECORDER'S OFFICE BOX NO.

Mail to:
Dierdre S. Dunn
McCabe & McGuire
77 W. Wacker
Suite 3333
Chicago, Illinois 60601



SEND SUBSEQUENT TAX BILLS TO:
Mr. Richard D. Hall
Mrs. Kaitlin Hurley-Hall
2747-45 North Spaulding Avenue
Unit 2749-1
Chicago, IL 60657

This instrument was prepared by Robert J. Taylor, Schwin, Finsel & Burney, Ltd. 222 North LaSalle Street, Suite 1910, Chicago, Illinois

City of Chicago
Dept. of Revenue
201543
Real Estate Transfer Stamp
\$1,132.00
04/07/1999 12:39 Batch 3514 35

"OFFICIAL SEAL"
ROBERT J. TAYLOR
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/25/99
NOTARY PUBLIC

Commission expires 4/25/99
Given under my hand and official seal, this 6th day of April, 1999

IMPRESS
NOTARIAL
SEAL
HERE

State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Virgil Tiran personally known to me to be the President of VLT I, INC, appeared, before me this day in person and severally acknowledged that as such President he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Exhibit "A"

Legal Description

UNITS 2749-1 AND P-5 IN 2747-49 NORTH SPAULDING CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7 AND 8 AND THE SOUTH WESTERLY 7 1/2 FEET OF LOT 6 IN BLOCK 3 IN MILWAUKEE AND DIVERSEY SUBDIVISION OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 30, 1999 AS DOCUMENT 99308426, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: Units 2749-1 and P-5 at 2747-49 North Spaulding, Chicago, Illinois

Permanent Index Number: Part of 13-26-406-006

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 PROPERTY 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 HEREBIN."

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

Exhibit "B"

SUBJECT TO:

1. 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.
2. Real Estate taxes not yet due and payable.
3. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
4. Applicable zoning and building laws or ordinances.
5. Provisions of the Illinois Condominium Property Act.
6. Easements, covenants, conditions, agreements, building lines and restrictions of record.
7. Leases and licenses affecting the common elements (as defined in the Declaration).
8. Acts done or suffered by Buyer, or anyone claiming by, through or under Buyer.
9. Liens, encroachments and other matters as to which Title Insurer commits to insure Buyer against loss or damage.
10. Title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall also so remove at closing.