

UNOFFICIAL COPY 16924

SPECIAL WARRANTY DEED

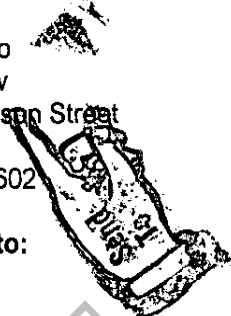
9222/0036 44 001 Page 1 of 4
2001-11-28 10:29:15
Cook County Recorder 27.50



0011116924

After Recording Mail To:

Remedios Runo
Attorney At Law
123 West Madison Street
Suite 606
Chicago, IL 60602



Mail Tax bills to:

Jorge L. Limos
1733 West Rosehill Drive
Chicago, IL 60660

This 13th day of November, 2001, Know All Men By These Presents Park Place Tower I, LLC, a Delaware Limited Liability Company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to Grantor, by Gloria Limos and Jorge L. Limos (the "Grantee") whose address is 1733 West Rosehill Drive, Chicago, Illinois 60660, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, not as tenants in common, but as JOINT TENANTS, the following described property situated in the City of Chicago, Cook County, State of Illinois to-wit:

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CE

See Exhibit A


AO TPO15454/mj

Commonly known as: Unit(s) 1609, 655 West Irving Park Road, Chicago, Illinois 60613

Permanent index numbers: Part of 14-21-101-031-0000 and 14-21-101-032-0000 (Pre-conversion).

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 property described therein. This Deed is subject to all rights, easements, restrictions, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provision of said Declaration were recited and stipulated at length.

City of Chicago
 Dept. of Revenue
 265822
 11/21/2001 09:27 Batch 02252 13



Real Estate
 Transfer Stamp
 \$851.25

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Property of Cook County Clerk's Office

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV. 19.01
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
00056.75
FP326670
0000067478

STATE TAX
STATE OF ILLINOIS
NOV. 19.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
00113.50
FP326669
0000033947

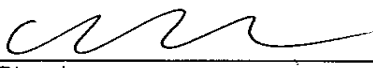
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Either (a) no tenant had a right of first refusal to purchase the unit(s) on the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"); (b) at the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was occupied and the tenant thereof failed to exercise or waived its first right and option to purchase the Unit, all as provided in the Act or (c) the Grantee was a tenant of the Unit prior to the conversion of the Property to Condominium.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof; by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

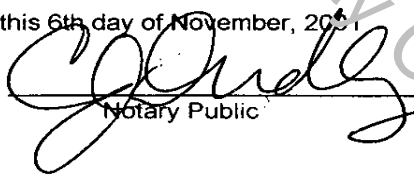
PARK PLACE TOWER I, LLC,
A Delaware Limited Liability Company

By: 
Roy Blavise
Its duly authorized agent

STATE OF ILLINOIS §
 §
COUNTY OF COOK §

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Roy Blavise, personally known to me to be the duly authorized agent of Park Place Tower I, LLC, a Delaware Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he as such duly authorized representative, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6th day of November, 2003.


Notary Public



Prepared by: Nona Brady, 11801 Southwest Highway, 2S, Palas Heights, Illinois 60463

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