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SPECIAL WARRANTY DEED



0314347276

Eugene "Gene" Moore Fee: \$28.50

Cook County Recorder of Deeds

Date: 05/23/2003 01:58 PM Pg: 1 of 3

~~TENANTS BY THE ENTIRETY~~

After Recording Mail To:

BENJAMIN M. GUERRERO
2921 N. 74TH AVE.
ELMWOOD PARK 60707, ILLINOIS

Mail Tax bills to:

BENJAMIN M. GUERRERO
2921 N. 74TH AVE.
ELMWOOD PARK 60707 ILLINOIS
4310953 (1/3)
GIT

3

This 28th day of APRIL, 2003, Know All Men By These Presents SHORELINE PARK OF CHICAGO, 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 BENJAMIN GUERRERO AND ELIZABETH GUERRERO-DISKIN (the "Grantee") whose address is 3939 NORTH OCTAVIA AVE CHICAGO IL, 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, as AS JOINT TENANTS, ~~TENANTS BY THE ENTIRETY~~, the following described property situated in the City of Chicago, Cook County, State of Illinois to-wit:

GIT 4310953m7

See Exhibit A

Commonly known as: Unit(s) 1229, 4970 North Marine Drive, Chicago, Illinois 60640

Permanent index numbers: 14-08-412-040-1428

Grantor also hereby grants to Grantee and Grantee's personal representatives, successors and assigns, as rights and easements appurtenant to the Property, the rights and easements for the benefit of the Property set forth in the above-mentioned Declaration and Grantor reserves to itself its successors and or assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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

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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.

SHORELINE PARK OF CHICAGO, LLC,
A Delaware Limited Liability Company

By: [Signature]
Tomer Bitton
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 Tomer Bitton, personally known to me to be the duly authorized agent of Shoreline Park of Chicago, 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 28th day of April, 2003.

[Signature]
Notary Public



Prepared by: Valerie L. Hedge, Esq., 655 W. Irving Park Road, Chicago, Illinois 60613.

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Exhibit A

Legal Description


Parcel 1: Unit(s) 1229 together with it's undivided percentage interest in the common elements in Shoreline Park Condominium as and defined in the Declaration of Condominium recorded July 6, 2001 as Document No. 0010594079, as amended from time to time, in the Southeast fractional 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.


Parcel 2: Exclusive right in and to Storage Unit No.: 113-70, a limited common element, as delineated and defined in the Declaration of Condominium recorded July 6, 2001 as Document No. 0010594079.


Parcel 3: The right to use Valet Parking Right: V-15, a limited common element, as delineated and defined in the Declaration of Condominium, recorded July 6, 2001 as Document No. 0010594079.

Commonly known as: Unit(s) 1229 ~~4978~~, 4970 North Marine Drive, Chicago, Illinois 60640.

Permanent index numbers: 14-08-412-040- 1428 (unit) & 14-08-412-040- ~~_____~~ (parking)

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000009447	MAY. 14. 03	REAL ESTATE TRANSFER TAX
			0016650	
			FP 103014	

COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	COOK COUNTY	# 0000009161	MAY. 14. 03	REAL ESTATE TRANSFER TAX
			0008325	
			FP 103017	

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 0000004707	MAY. 14. 03	REAL ESTATE TRANSFER TAX
			0124875	
			FP 103018	