

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, 1940 N. DAMEN LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, GRANTS and CONVEYS to ANITA L. MAIELLA, of One West Superior Street, #4506, Chicago, Illinois 60616, GRANTEE, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0410347346
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 04/12/2004 03:02 PM Pg: 1 of 2

GIT 4332708 CL

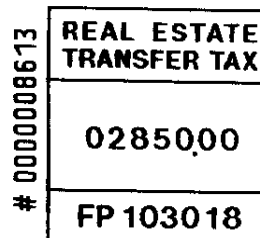
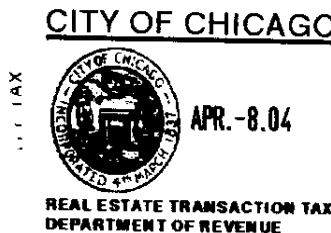
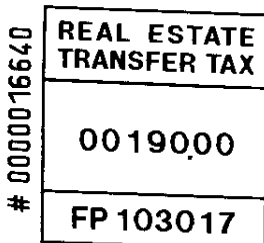
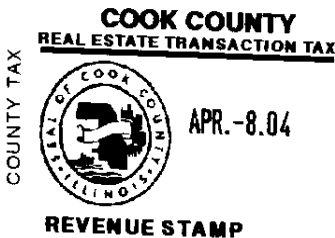
LEGAL DESCRIPTION:

PARCEL 1: UNIT 3C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2008 WEST HOMER STREET RESIDENTIAL AND COMMERCIAL CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0406234147, IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. PS-3C, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

SUBJECT TO: (i) non-delinquent general real estate taxes and special taxes or assessments; (ii) the provisions of the Act and Code, including all amendments thereto; (iii) the provisions of the Condominium Documents including all amendments and exhibits thereto, (iv) applicable zoning and building laws and ordinances and other ordinances of record; (v) encroachments, if any; (vi) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (vii) leases and licenses affecting the Common Elements; (viii) covenants, conditions, agreements, building lines and restrictions of record; (ix) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto; and (x) liens, encroachments and other matters over which the Title Insurance Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in (v), (vii), (viii) or (ix) above shall not prohibit the Purchaser's use of the Unit as a single-family residence.



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