

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0415435009
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 08/02/2004 07:17 AM Pg: 1 of 5

8215849D2AEM 2004
THIS INDENTURE, made this 12th day of May, 2004, between Art Khanuk (also known as Arkady Khanuk), party of the first part, and Nedvezhimost, L.L.C., an Illinois limited liability company having its principal office at 95 Revere Dr., Ste. F, Northbrook, Illinois 60062, 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 DOLLARS (\$10.00) and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part forever, all 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 MADE A PART HEREOF.

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 forever.

And the party of the first part, for himself, and his successors, does covenant, promise and agree, to and with the party of the second part that he 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 (or any portion thereof), against all persons lawfully claiming, or to claim the same, by, through or under him, he WILL WARRANT AND DEFEND, subject to the permitted title exceptions listed on Exhibit "B" attached hereto and made a part hereof.

Permanent Real Estate Index Number: 11-30-307-158; 11-30-307-197
Address of real estate: 2255 West Howard Street, Chicago, Illinois

THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, said party of the first part has caused this Special Warranty Deed to be executed the day and year first above written.

Art Khanuk
Art Khanuk (also known as Arkady Khanuk)

Box 400-CTCC

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Art Khanuk (also known as Arkady Khanuk), 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 signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 12th day of May, 2004.

OFFICIAL SEAL
MICHELLE L WILSON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JULY 17, 2005

Michelle Wilson
Notary Public

Commission expires: 7-17-2005

This instrument prepared by: Mark J. Home, Esq., Quarles & Brady, 500 W. Madison Street, Suite 3700, Chicago, IL 60661-2511

MAIL TO: SEND SUBSEQUENT TAX BILLS TO:

LEON DIKOFF
2085 HIDDEN HOLE
HIGHLAND PARK IL 60035

STATE TAX
STATE OF ILLINOIS
MAY.28.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000000531
REAL ESTATE TRANSFER TAX
0065000
FP 103024

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY.28.04
REVENUE STAMP
0000000541
REAL ESTATE TRANSFER TAX
0032500
FP 103022

CITY TAX
CITY OF CHICAGO
MAY.28.04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000000312
REAL ESTATE TRANSFER TAX
0487500
FP 103023

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 12 IN FRED W. BRUMMEL AND COMPANY'S HOWARD RIDGE ADDITION, BEING A SUBDIVISION IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, AFORESAID THENCE WEST ALONG THE NORTH LINE OF SAID LOT AND SAID NORTH LINE EXTENDED WESTERLY TO A POINT ON THE EAST LINE OF LOT 1 IN BLOCK 1 IN ALSFASSER'S HOWARD WESTERN SUBDIVISION OF LOTS 2 AND 4 IN REIS SUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUBDIVISION OF LOT 9 (EXCEPT THE NORTH 24 FEET) IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST $\frac{1}{4}$ AND LOT 13 IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 30, (EXCEPT THOSE PARTS OF THE NORTH 33 FEET THEREOF LYING EAST AND WEST OF BARTON AVENUE HEREIN DEDICATED) THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT AND SAID SOUTH LINE EXTENDED EASTERLY TO A POINT ON THE WEST LINE OF LOT 12 IN FRED W. BRUMMEL AND COMPANY'S HOWARD RIDGE ADDITION AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 12 TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 12 TO THE SOUTHEAST CORNER THEREOF, AND THENCE NORTH ALONG THE EAST LINE OF SAID LOT 12 TO THE NORTHEAST CORNER THEREOF TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN BLOCK 1 IN ALSFASSER'S HOWARD WESTERN SUBDIVISION OF LOTS 2 AND 4 IN REIS SUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUBDIVISION OF LOT 9 (EXCEPT THE NORTH 24 FEET) IN COUNTY CLERK'S SUBDIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST $\frac{1}{4}$ OF LOT 13 IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THOSE PARTS OF THE NORTH 33 FEET THEREOF LYING EAST AND WEST OF BARTON AVENUE HEREIN DEDICATED, IN COOK COUNTY, ILLINOIS.

Common Address: 2255 W. Howard Street, Chicago, IL
Permanent Index Nos.: 11-30-307-158
11-30-307-197

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Covenants, conditions and restrictions of record existing as of July 10, 2000 or thereafter.
2. Public and utility easements existing as of July 10, 2000 or thereafter.
3. Special governmental taxes or assessments for improvements not yet completed as of July 10, 2000.
4. Unconfirmed special governmental taxes or assessments as of July 10, 2000 or thereafter.
5. General real estate taxes for the year 1999 and subsequent years.
6. Acts done or suffered by, or judgments against, the party of the second part, or those claiming by, through or under the party of the second part.
7. Zoning laws and ordinances.
8. Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.
9. All matters disclosed by a current plat of survey.
10. Information and disclosures contained in Environmental Disclosure Document for Transfer of Real Property recorded June 4, 1996 as Document No. 96420654.

