

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

copy for HOA

THE GRANTOR, 1620 N. MOZART, 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 AAMIR A. BURKI and ALEXANDRA ~~Strum~~ *Strum*, husband and wife, of 1101 East 58th Street, Chicago, Illinois 60637, GRANTEES, as tenants by the entirety and not as joint tenants with right of survivorship nor as tenants in common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

MD (339325) 13



Doc#: 0415947199
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/07/2004 12:27 PM Pg: 1 of 3

LEGAL DESCRIPTION:

PARCEL 1: UNIT 3S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1625-1627 NORTH MOZART STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0407039116, IN EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. PS-3S, 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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CITY TAX

CITY OF CHICAGO



JUN. -3.04


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009320

REAL ESTATE TRANSFER TAX
02093.00
FP 103018

STATE TAX

STATE OF ILLINOIS



JUN. -3.04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000018353

REAL ESTATE TRANSFER TAX
00279.00
FP 103014

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN. -2.04

REVENUE STAMP

0000018070

REAL ESTATE TRANSFER TAX
00139.50
FP 103017

Property of Cook County Clerk's Office

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Grantor Also Hereby Grants to the Grantee, its Successors and Assigns, Rights and Easements Appurtenant to the Subject Unit Described Herein, 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 as 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 Herein.

The Tenant of the Unit Either Waived or Failed to Exercise the Option to Purchase the Subject Unit, or the Tenant Did Not Have an Option to Purchase the Unit Unless the Tenant Is the Purchaser.

The Grantors Warrant to the Grantee and His Successors in Title That They Have Not Created or Permitted to Be Created Any Lien, Charge or Encumbrance Against Said Real Estate Which Is Not Shown among the Title Exceptions Listed Above; and Grantors Covenant That They Will Defend Said Premises to the Extent of the Warranties Made Herein Against Lawful Claims of All Persons.

PERMANENT REAL ESTATE INDEX NUMBER: 13-36-331-016-0000 and 13-36-331-017-0000

ADDRESS OF REAL ESTATE: 1625 North Mozart Street, Unit 3S, Chicago, IL 60647.

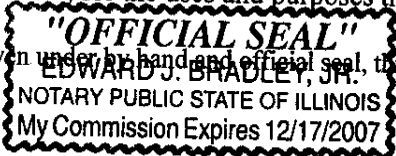
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these present by its Manager this 1st day of June, 2004.

1620 N. Mozart, LLC

Charles R. Staley, Attorney In Fact
By: *for Gary DeStefano, Manager*
Charles R. Staley, as Attorney-In-Fact
for Gary DeStefano, Manager

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 Charles R. Staley, personally known to me to be the Attorney in-Fact for Gary DeStefano, Manager, 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 as such Attorney-in-Fact, he signed and delivered the instrument as his free and voluntary act and as the free and voluntary act and deed of Seller, for the uses and purposes therein set forth.



Given under my hand and official seal, this 1st day of June, 2004.

Edward J. Bradley, Jr.
Notary Public

This instrument was prepared by:

Charles R. Staley
Attorney at Law
29 South LaSalle Street, Suite 950
Chicago, IL 60603

After Recording please mail and send Subsequent Tax Bills to:
Aamir A. Burki and Alexandra S. Burki
1625 North Mozart, Unit 3S
Chicago, IL 60647

OR RECORDER'S OFFICE BOX NO. _____