

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED

GIT

65T 4339776 w/b

After Recording Mail To:

Richard G. G. G., Atty at Law  
221 N. LaSalle St. #2040  
Chicago, IL 60601

Mail Tax bills to:

James Kzepka  
411 West Michigan #2  
Marshall MI 49068



Doc#: 0418447000  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/02/2004 07:31 AM Pg: 1 of 4

This 14th day of June, 2004, 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 James Kzepka (the "Grantee") whose address is 411 West Michigan #2, Marshall MI, 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 n/a, the following described property situated in the City of Chicago, Cook County, State of Illinois to-wit:

See Exhibit A

Commonly known as: Unit(s) 716 & A-4, 4960 North Marine Drive, Chicago, Illinois 60640

Permanent index number(s): 14-08-412-040- 1230 and 14-08-412-040- 1573

(the "Property") subject to: current non-delinquent real estate taxes and taxes for subsequent years; the Act; 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; applicable zoning, planned unit development and building laws, ordinances and restrictions; leases and licenses affecting the Common Elements; building lines of record and the violations of said building lines; easement for light and air and driveway and passageway recorded March 9, 1948; various public utility easements; matters over which the title insurer is willing to insure; rights of current tenants, if any; and acts done or suffered by Grantee.

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.

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Property of Cook County Clerk's Office

**CITY OF CHICAGO**

CITY TAX



JUN.29.04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000009725

REAL ESTATE  
TRANSFER TAX

01170.00

FP 103018

**STATE OF ILLINOIS**

STATE TAX



JUN.29.04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000019097

REAL ESTATE  
TRANSFER TAX

00156.00

FP 103014

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN.29.04

REVENUE STAMP

# 0000018818

REAL ESTATE  
TRANSFER TAX

00078.00

FP 103017

# UNOFFICIAL COPY

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: Shoreline Park Holdings, LLC,  
A Delaware limited liability company, Sole Member

By: *Yaakov Litvin*  
Yaakov Litvin  
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 Yaakov Litvin, 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 11<sup>th</sup> day of June, 2004.



*Valerie L Hedge*  
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) 716 & A-4 together with its undivided percentage interest in the common elements in Shoreline Park Condominium as delineated and defined in the Declaration of Condominium recorded 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.: 71-60, a limited common element, as delineated and defined in the Declaration of Condominium recorded July 6, 2001 as document 0010594079.

*Parcel 3:* The right to use ~~Visitor Parking Right~~, a limited common element, as delineated and defined in the Declaration of Condominium, recorded July 6, 2001 as document 0010594079.

Commonly known as: Unit 716 & A-4, 4960 North Marine Drive, Chicago, Illinois 60640.

Permanent index number(s) 14-08-412-040- 1230 and 14-08-412-040- 1573.

Property of Cook County Clerk's Office