

UNOFFICIAL COPY

SPECIAL
WARRANTY
DEED



Doc#: 0419135007
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/09/2004 08:15 AM Pg: 1 of 4

Property
1014

8171715
24005875

The above space reserved for Recorder's use only.

THIS INDENTURE, made, February 16, 2004 between **2901 NORTH CLYBOURN CORP.**, an Illinois corporation, located at 4252 N. Cicero, Chicago, IL 60618, duly authorized to transact business in the State of Illinois, party of the first part, and Chris L. Martorano and Kimberly A. Wallen, as Joint Tenants with rights of survivorship, and not as Tenants in Common, 3205 N. Rockwell, Chicago, IL, 60618, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other 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, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

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, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it 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, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions listed on Exhibit A attached hereto.

BOX 333-CP

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK
CO. NO. 016

3 2 6 2 4 0



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 10686

JUN 29 '04

DEPT. OF
REVENUE

265.00

3 5 4 4 6 2

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP
P.B. 11427

JUL 29 '04



132.50

★
★
★
★
1 4 3 7 9 2

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE JUN 29 '04
P.B. 11195



993.75

★
★
★
★
1 4 3 7 9 3

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE JUN 29 '04
P.B. 11195



993.75

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused the seal of its authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

2901 NORTH CLYBOURN CORP., an Illinois corporation

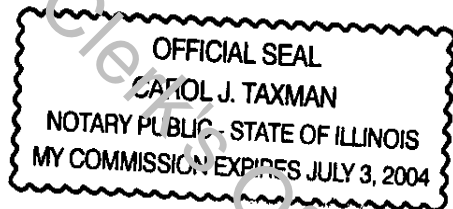
By: [Signature]
Name: David J. Dubin
Title: President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, CAROL S TAXMAN, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the President of **2901 NORTH CLYBOURN CORP., an Illinois corporation**, 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 President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of **2901 NORTH CLYBOURN CORP., an Illinois corporation** as his free and voluntary act, and the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, February 17 2007

[Signature]
Notary Public, State of Illinois
My Commission Expires: _____



This instrument was prepared by: Carol J. Taxman, Ltd., 9636 Lawler, Ste 1B, Skokie, IL 60077

MAIL TO: ALAN J. BERNSTEIN 10 South LaSalle St Suite 2424
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO: Chris L. Martorano and Kimberly A. Wallen, **2935 North Clybourn Ave.**, Chicago, Illinois 60618, Unit 405 and Parking P-35-6

UNOFFICIAL COPY**EXHIBIT A**

UNIT(S) 405 AND P-35-6 IN THE 2935 NORTH CLYBOURN AT WELBOURN ROW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL STATE: LOTS 22, 23 AND 24 IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF LOT 14 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF PARTS OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER _____ TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other townhouse documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and the party of the first part reserves to itself, its successors and assigns, 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.

Common Address: 2935 North Clybourn Ave
Chicago, Illinois 60618
Unit 405 and Parking P-35-6

Permanent Index Numbers: 14-30-119-015-0000
14-30-119-016-0000