

# UNOFFICIAL COPY

433973544 (1/3)  
SPECIAL WARRANTY DEED

**MAIL TO:**

Mr. Luis Martinez  
4111 W. 63<sup>rd</sup> Street  
Chicago, IL 60629



Doc#: 0420847093  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/26/2004 10:01 AM Pg: 1 of 4

SEND TAX BILLS TO:

MICHAEL G. RUIZ  
3173 W. MONROE, UNIT 1  
Chicago, IL 60612

THIS INSTRUMENT WITNESSETH, that the Grantor **CLARKE CONSTRUCTION, LLC**, an Illinois Corporation duly organized under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of Ten and 00/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said Limited Liability Company Conveys and Warrants unto GRANTEE: MICHAEL RUIZ, IN FEE SIMPLE, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

**LEGAL DESCRIPTION:** See Page 2 attached hereto and made part hereof for legal description.  
**PROPERTY ADDRESS:** 3173 W. MONROE, UNIT 1, Chicago, IL 60612  
**PTN:** 16-13-107-002-0000 (underlined)  
Affects property in question and other property.

Subject to: General taxes for 2003 and subsequent years; covenants, conditions, restrictions of record, zoning laws and building lines and easements, if any, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; the Condominium Property Act of Illinois and the Declarations and Bylaws of the 3173 W. MONROE Condominium as thereafter amended from time to time; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and TO HAVE AND TO HOLD said premises in FEE SIMPLE forever.

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the subject unit described herein the 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, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member-Manager, MICHAEL CLARKE, this 3 day

of JUNE 2004.

CLARKE CONSTRUCTION, LLC

Michael Clarke


MICHAEL CLARKE, President

(SEE NOTARY CLAUSE ON PAGE 2)

This instrument was prepared by: Suellen Kelley-Bergerson, Esq., 3319 West 95th Street, Evergreen Park, Illinois 60805 - (708) 425-6200.

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Property of Cook County Clerk's Office

CITY TAX  
**CITY OF CHICAGO**  
  
 JUL.22.04  
**REAL ESTATE TRANSACTION TAX**  
 DEPARTMENT OF REVENUE

# 0000010014  
**REAL ESTATE  
 TRANSFER TAX**  
 01245.00  
 FP 103018

STATE TAX  
**STATE OF ILLINOIS**  
  
 JUL.21.04  
**REAL ESTATE TRANSFER TAX**  
 DEPARTMENT OF REVENUE

# 0000019710  
**REAL ESTATE  
 TRANSFER TAX**  
 00166.00  
 FP 103014

COUNTY TAX  
**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
  
 JUL.22.04  
**REVENUE STAMP**

# 0000019431  
**REAL ESTATE  
 TRANSFER TAX**  
 00083.00  
 FP 103017

# UNOFFICIAL COPY

**LEGAL DESCRIPTION:**

**PARCEL 1:** UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3173 W. MONROE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. ~~4~~ IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

*A. Perpetual and easement*  
**PARCEL 2:** EXCLUSIVE ~~USE~~ FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. ~~21~~ A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

\* 0420239124

\* P-3-1

**PROPERTY ADDRESS:** 3173 W. MONROE, UNIT 1, Chicago, IL 60612

**PTN:** 16-13-107-002-0000

Affects property in question and other property.

STATE OF ILLINOIS

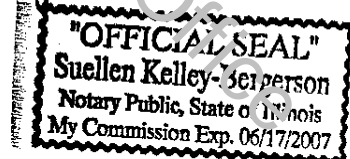
)  
) SS

COUNTY OF COOK

The undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that MICHAEL CLARKE is personally known to me to be the authorized officer of CLARKE CONSTRUCTION, LLC., an Illinois Corporation, and is 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 authorized officer of the Illinois Corporation, he signed and delivered the said instrument pursuant to authority, given by the Articles of Incorporation and the Board of Directors of CLARKE CONSTRUCTION, LLC., as his free and voluntary act, and as the free and voluntary act and deed of said Illinois Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 2nd day of June, 2004.

Suellen Kelley-Bergman  
NOTARY PUBLIC



**MAIL TO:**  
Mr. Luis Martinez  
4111 W. 63<sup>rd</sup> Street  
Chicago, IL 60629

**SEND SUBSEQUENT TAX BILLS TO:**  
Mr. MICHAEL G. RUIZ  
3173 W. MONROE, UNIT 1  
Chicago, IL 60612

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## EXHIBIT "A"

SUBJECT TO DECLARATION OF EASEMENT BY GRANTOR DATED THE 19 DAY OF JULY 2004 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0420144079, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATE FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCE AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

Cook County Clerk's Office