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Doc#: 0428902218
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/15/2004 10:01 AM Pg: 1 of 3

ST 5067271 / 2410384001
SPECIAL
WARRANTY DEED ILLINOIS

above space for recorder only

THE GRANTOR, GREENTREE DEVELOPMENT, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY,

for and in consideration of ten dollars and other valuable consideration, in hand paid, and pursuant to the powers given by its members, does hereby

CONVEY, RELEASE, ALIEN AND REMISE to Michael Minsky and Kristen Minsky, husband and wife, 2333 W. St. Paul Avenue, Unit 210, Chicago, Illinois

not in Tenancy in Common, not in Joint tenancy, but in **TENANCY BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook, in the State of ILLINOIS, to wit:

Parcel 1:

Unit 2 in 1734 North Lemoyne condominiums as delineated on Plat of Survey of the following described tract of land:

LOT 39* IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS `EXHIBIT D` TO THE DECLARATION OF CONDOMINIUM FOR 1734 NORTH LEMOYNE CONDOMINIUM RECORDED ON OCTOBER 7, 2004, AS DOCUMENT NO. 0428144056 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

(*) in Block 3

Parcel 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AND THE DECK ON TOP OF THE BUILDING, ALL AS LIMITED COMMON ELEMENTS FOR SUCH UNIT SO DESIGNATED, AS DELINEATED ON THE SURVEY ATTACHED AS `EXHIBIT D` TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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.


The grantor herein, its successors and assigns, does covenant, promise and agree with the grantees herein, their successors and assigns, that grantor has not done or suffered to be done anything whereby the said premises hereby granted are or may be encumbered or charged except as set forth herein; that the grantor will warrant and defend to same, subject to the exceptions and conditions set forth in this instrument and any attached exhibit.

BOX 333-CTI 389
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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 THEREIN.

Dated this 7th day of October, 2004.
GREENTREE DEVELOPMENT, L.L.C.,
AN ILLINOIS LIMITED LIABILITY COMPANY

By 
 Steven R. Weitzman, its Manager

Subject to the following:

1. 2004 Real estate taxes;
2. Applicable zoning and building laws or ordinances;
3. The declaration, including any and all exhibits thereto and amendments thereof as permitted by the declaration and the Act;
4. Provisions of the Act;
5. Easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the premises as a single-family residence;
6. Acts done or suffered by buyer or anyone claiming by, through or under buyer;
7. Liens, encroachments and other matters as to which the title insurer commits to insure buyer against loss or damage;
8. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing.


Permanent Real Estate Tax Number: 17-06-205-030 (undivided)

Address of Real Estate: 1734 W. Lemoyne, Unit 2, Chicago, IL 60622

State of Illinois, County of Lake ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Steven R. Weitzman, personally known to me to be the authorized person by said limited liability corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, pursuant to the power, direction and authority given by Greentree Development, L.L.C., he signed, sealed 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 7th day of October, 2004.

Commission expires 2006.


 Notary Public

This instrument was prepared by Martin B. Schorsch, 601 Skokie Blvd., Suite 101, Northbrook, IL 60062.


MAIL TO:

Michael Durlacher
 Attorney at Law
 2 N. LaSalle Street
 Suite 1776
 Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:


Michael Minsky
 1734 W. Lemoyne
 Unit 2
 Chicago, IL 60622

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STATE OF ILLINOIS
 STATE TAX

 OCT. 12.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000079276

REAL ESTATE TRANSFER TAX
0052900
FP 102808

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 OCT. 12.04
 REVENUE STAMP

0000079282

REAL ESTATE TRANSFER TAX
0026450
FP 102802

CITY OF CHICAGO
 CITY TAX

 OCT. 12.04
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000161713

REAL ESTATE TRANSFER TAX
0396800
FP 102805

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