

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
TENANCY BY THE ENTIRETY  
ILLINOIS



UPON RECORDING MAIL TO:  
Fredrick Malinowski  
The Law Offices of Fredrick Malinowski, P.C.  
119 N. Northwest Highway  
Palatine, IL 60067

Doc#: 0432904043  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 11/24/2004 10:01 AM Pg: 1 of 3

SEND SUBSEQUENT TAX BILLS TO:  
Sharon Levy and Gila Katz  
1719 W. Ellen Unit #2-N & P-2  
Chicago, Illinois 60622

THIS INDENTURE, made this 27th day of September, 2004, between 1719 W. ELLEN, LLC, an Illinois limited liability company, and SHARON LEVY and GILA KATZ, husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety ("party of the second part") WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid, by these presents does GRANT, BARGAIN, SELL, 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 land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

(See Exhibit A attached hereto)

SUBJECT TO:

General real estate taxes not yet due and payable; special governmental taxes or assessments for improvements not yet completed, if any; unconfirmed special governmental taxes or assessments; easements, covenants, conditions and restrictions and building lines of record; the Declaration of Condominium recorded September 2, 2004 with the Cook County Recorder of Deeds as Document 0424603059; limitations and conditions imposed by the Condominium Property Act of the State of Illinois (the "Act"); applicable zoning and building laws or ordinances; encroachments, if any, and acts done or suffered by the party of the second part.

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 in 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, its 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, its 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 FOREVER DEFEND.

IN WITNESS WHEREOF, each entity comprising said party of the first part has caused its name to be signed to these presents by its duly appointed officer, the day and year first written above.

Permanent Real Estate Index Number:  
17-06-230-013-0000 (pre-division)

1719 W. Ellen, LLC  
an Illinois limited liability company

Address of real estate: 1719 W. Ellen Unit #2N & P-2,  
Chicago, IL 60022

Dated this 27 day of September, 2004

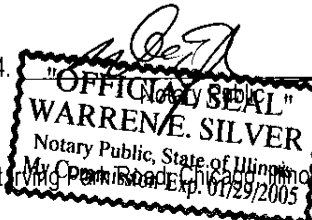
By: [Signature]  
Its Manager

State of Illinois )  
                          )SS  
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Roy Blawise, personally known to me to be the Manager of 1719 W. Ellen, LLC, an Illinois 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 signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of Sept, 2004.

Commission Expires: 1/29, 2005




This instrument prepared by: Warren E. Silver, Esq., Suite 102, 1700 West Irving Park Road, Chicago, Illinois 60613

Box 415

# UNOFFICIAL COPY

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



NOV. 12.04


REVENUE STAMP

# 0000023734

REAL ESTATE TRANSFER TAX
0015750
FP326707

**STATE OF ILLINOIS**

STATE TAX



NOV. 12.04


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000023812

REAL ESTATE TRANSFER TAX
0031500
FP 102809

**CITY OF CHICAGO**

CITY TAX



NOV. 12.04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000001727

REAL ESTATE TRANSFER TAX
0236300
FP 102803

Property of Cook County Clerk's Office

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 2-N IN THE 1719 W. ELLEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 13 IN BLOCK 2 IN SPEAR'S ADDITION TO CHICAGO IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART THEREOF, IF ANY TAKEN OR USED FOR STREET PURPOSES), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0424603059; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AFORESAID.

Commonly known as: 1719 W. Ellen, Unit #2-N & P-2  
Chicago, Illinois 60622

Permanent Index Number: 17-06-230-013-0000

No tenant in the condominium unit conveyed hereby had a right of first refusal with respect to the condominium unit conveyed hereby, as the subject property was vacant for more than 180 days prior to recording of the Declaration of Condominium.

Grantor also hereby grants to the Grantees, 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 Grantor 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.