

# UNOFFICIAL COPY



1455567  
**SPECIAL WARRANTY DEED**  
ILLINOIS STATUTORY  
(CORPORATION TO INDIVIDUAL)

Doc#: 0434541042  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/10/2004 12:33 PM Pg: 1 of 3

MAIL TO:

Huong Nguyen  
4820 N. Broadway  
Chicago IL 60640

NAME & ADDRESS OF TAXPAYER:

Huong Nguyen  
837 W. Windsor St  
Chicago IL 60640

THE GRANTOR(S), DAMEN/CHASE, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the STATE OF ILLINOIS, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid, and pursuant to the authority given by the Board of Directors of said corporation,  
CONVEY(S) AND WARRANT(S) to HUONG NGUYEN, of the City of Chicago, County of Cook of Illinois, the following described real state situated in the CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, to wit:

LEGAL DESCRIPTION ATTACHED.

③

Permanent Index Number(s): 11-30-418-001-0000

Property Address: 7231 N. DAMEN, UNIT 7231-1, CHICAGO, ILLINOIS 60645

This conveyance is subject to the following: General taxes for 2004 and subsequent years; covenants, conditions and restrictions of record; public and utility easements; special governmental taxes and assessments for improvements not yet completed; and unconfirmed special governmental taxes or assessments.

Dated this 2nd day of DECEMBER, 2004

DAMEN/CHASE, LLC  
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: Scott Graden, Mgr  
SCOTT GRADEN, Manager

by [Signature]  
at his attorney in fact

City of Chicago  
Dept. of Revenue  
361174  
12/03/2004 13:32 Batch 11817 47  
Real Estate  
Transfer Stamp  
\$862.50



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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

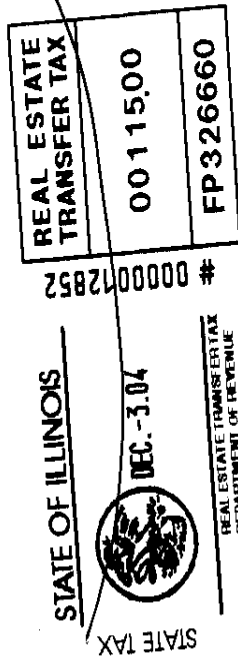
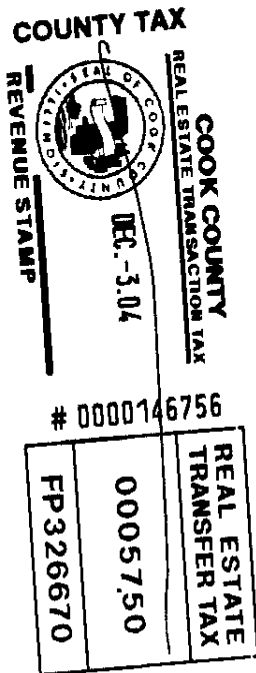
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SCOTT GRADEN, by JAMES P. ANTONOPOULOS as his attorney in fact, personally known to me to be a president of said corporation, is known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 2nd day of December, 2004.

  
Notary Public

My commission expires on 10/29/08.

NAME & ADDRESS OF PREPARER:  
JAMES P. ANTONOPOULOS  
ATTORNEY AT LAW  
5045 NORTH HARLEM AVENUE  
CHICAGO, ILLINOIS 60656-3501



Property of Cook County Clerk's Office

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## Exhibit A

H-55567

UNIT 7231-1 IN THE DAMEN SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 (EXCEPT THE SOUTH 116 FEET) AND LOT 10 (EXCEPT THE SOUTH 116 FEET) IN BLOCK 4 IN TOUHY'S ADDITION TO ROGERS PARK, IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0432934096, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. 11-30-418-001-0000 (UNDERLYING P.I.N.)

C/K/A 7231 N. DAMEN, UNIT 1, CHICAGO, ILLINOIS 60645

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 HEREIN.

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.