

# UNOFFICIAL COPY



This instrument prepared by:  
Sara L. Martens, Esq.  
Sinar Keldermans Miller & Friedman, LLC  
303 West Madison Street  
Suite 1800  
Chicago, Illinois 60606

Doc#: 0435747008  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 12/22/2004 07:15 AM Pg: 1 of 4

After recording return to:  
Robert F. Tweedle, Esq.  
Tweedle & Tweedle  
2834 45<sup>th</sup> Street, Suite B  
Highland, Indiana 46322

G1T4341217 1/2 MJ

## CITY SPECIAL WARRANTY DEED

This Indenture, made as of the 1<sup>st</sup> day of October 2004, between 2716 WEST CORTLAND, L.L.C., an Illinois limited liability company, having an address at 2636 North Lincoln Avenue, Chicago, Illinois 60614, ("Grantor") and RYAN Y. KEEPMAN and BRADLEY R. KORANDA, having an address at 3128 Interlaken, Road, Oconomowoc, Wisconsin, as tenants in common ("Grantee").

### WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants specially unto Grantee all right, title and interest which Grantor has in the following described real property and rights and interests in real property situate, lying and being in Cook County, Illinois, to wit:

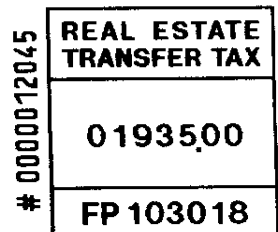
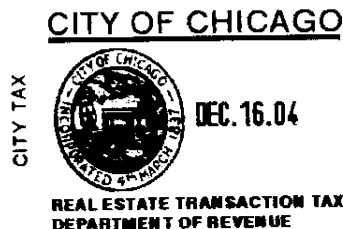
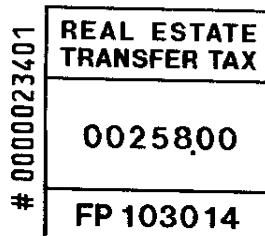
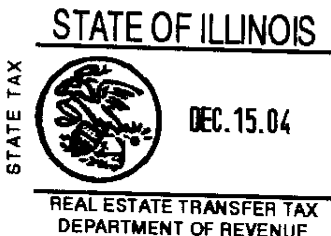
SEE EXHIBIT "A" ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE

(The foregoing real property together with all improvements and fixtures located thereon are sometimes collectively referred to herein as the "Property.")

PROPERTY: UNIT 305, 2720 WEST CORTLAND STREET, CHICAGO, ILLINOIS 60647

PINS: 13-36-401-015; 13-36-401-016; 13-36-401-017; 13-36-401-018

Together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains to the Property: (a) all improvements and fixtures located thereon, and (b) all easements, rights-of-way, streets and other appurtenances.



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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING;
2. THE DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS;
3. APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; ENCROACHMENTS, IF ANY;
4. ACTS DONE OR SUFFERED BY PURCHASER, OR ANYONE CLAIMING, BY THROUGH, OR UNDER PURCHASER; UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED;
5. COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD, PROVIDED NONE OF THE FOREGOING MATERIALLY ADVERSELY AFFECT PURCHASER'S USE OF THE PROPERTY AS A RESIDENCE;
6. THE DECLARATION;
7. THE ACT; AND
8. LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE COMPANY IS WILLING TO INSURE WITHOUT COST TO PURCHASER.

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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 305  
2720 WEST CORTLAND STREET  
CHICAGO, ILLINOIS 60647

PARCEL 1:  
UNIT 305, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CORTLAND TOWERS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0331019171, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-13, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, 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. 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.

THERE IS NO TENANT TO WAIVE OR EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

PINS: 13-36-401-015; 13-36-401-016; 13-36-401-017; 13-36-401-018

PLEASE MAIL TAX BILLS TO:  
RYAN Y. KEEPMAN and BRADLEY R. KORANDA  
2720 W. CORTLAND STREET  
UNIT 305  
CHICAGO, IL 60647

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THE CONVEYANCE OF THE PROPERTY IS SUBJECT ONLY TO THOSE ENCUMBRANCES SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WITHOUT INTENDING TO REIMPOSE SAME.

And Grantor does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.

2716 WEST CORTLAND, L.L.C.

BY:   
 \_\_\_\_\_  
 STEVEN GOLOVAN  
 Its: Manager


STATE OF ILLINOIS    )  
   ) SS  
 COUNTY OF COOK     )

I, a Notary Public in and for said County and State, do hereby certify that Steven Golovan, Manager of 2716 West Cortland, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 1<sup>st</sup> day of OCTOBER, 2004.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

**OFFICIAL SEAL**  
**MARINA READER**  
 NOTARY PUBLIC - STATE OF ILLINOIS  
 MY COMMISSION EXPIRES: 08/30/08

COUNTY TAX  
  
**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
 DEC. 16.04  
**REVENUE STAMP**

# 0000023127	<b>REAL ESTATE TRANSFER TAX</b>
	0012900
	FP 103017