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Chicago Title Insurance Company

**SPECIAL WARRANTY DEED**  
(Corporation to Individual)



0501435022D

Doc#: 0501435022  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 01/14/2005 07:55 AM Pg: 1 of 3

ET 9570231 10F2 EDU 10RB  
CTI

**THIS INDENTURE**, made this December 29, 2004, by and between Ohio-Arm Properties, LLC, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Claudio Ambrosino and Christina Abello, not as tenants in common but in joint tenacy, party of the second part 1510 W. Ohio, Unit 1, Chicago, Illinois 60622. *not Sub in Tenancy of Entirety SS*

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMIS, RELEASE ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See attache Exhibit A

**SUBJECT TO: See attached exhibit B**

Permanent Real Estate Index Number(s): 17-08-115-024-0000  
Address(es) of Real Estate: 1510 W. Ohio, Unit 1, Chicago, Illinois 60622

**BOX 334 CTI**

Together with all the singular and 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 said party of the first part, either in law or 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 said party of the second part, there heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 incumbered 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, **WILL WARRANT AND FOREVER DEFEND.**

STATE TAX

STATE OF ILLINOIS



JAN.-7.05

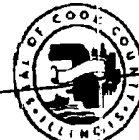
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000082827

REAL ESTATE TRANSFER TAX
0036050
FP 102808

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JAN -7.05

REVENUE STAMP

# 0000082531

REAL ESTATE TRANSFER TAX
0018025
FP 102802

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member, the day and year first above written.

Ohio-Arm Properties, LLC

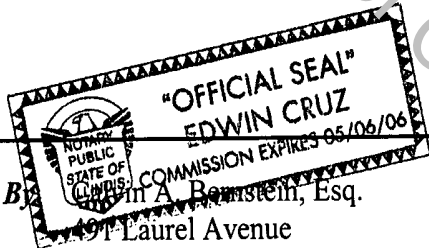
By *Stuart Shiner*, Managing Member  
Stuart Shiner  
Managing Member

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Stuart Shiner personally known to me to be the Managing Member of the Ohio-Arm Properties, LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Stuart Shiner as Managing Member, he signed 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 Managers of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of December, 2004

*[Signature]* (Notary Public)



Prepared By *Erin A. Bernstein, Esq.*  
497 Laurel Avenue  
Highland Park, Illinois 60035

**Mail To:**

Mary A. Lopez  
2124 W. Division Street  
Chicago, Illinois 60622

**Name & Address of Taxpayer:**

Claudio Ambrosino and Christina Abello  
1510 W. Ohio, Unit 1  
Chicago, Illinois 60622



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## *Exhibit "B"*

### ***SUBJECT TO:***

“Grantor also hereby grants to the Grantee, its 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.”

The Tenant of the unit had no right of first refusal.

At closing Seller shall convey or cause to be conveyed to Purchaser, title to the Unit by Special Warranty Deed, subject only to the following (collectively “Permitted Exceptions”):

1. General real estate taxes not due and payable at the time of closing;
2. The Condominium Property Act of the State of Illinois;
3. The Condominium Documents, including all amendments and exhibits thereto;
4. Applicable zoning and building laws and ordinances and other ordinances or record;
5. Encroachments, if any, that do not affect the residential use of the real estate;
6. Easements, agreements, conditions, covenants, building lines and restrictions, all of which must be of record and shown on the Title Report;
7. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and
8. Liens and other matters of title over which the title insurance Company is willing to insure at Seller’s expense.