

UNOFFICIAL COPY

H55561

SPECIAL WARRANTY DEED ILLINOIS STATUTORY (CORPORATION TO INDIVIDUAL)



Doc#: 0502020162
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/20/2005 02:48 PM Pg: 1 of 3

MAIL TO:

Joseph Shun Ravago
5757 N. Lincoln Ave. Sp. 15
Chicago, IL 60659

NAME & ADDRESS OF TAXPAYER:

Huong Nguyen
877 N. 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 THI NGUYEN, of the City of Chicago, County of Cook of Illinois, the following described real estate situated in the CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, to wit:

LEGAL DESCRIPTION ATTACHED.

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

Property Address: 1941 W. CHASE, UNIT 1941-1, 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 1th day of JANUARY, 2005

DAMEN/CHASE, LLC
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: Scott Graden
SCOTT GRADEN, Manager
[Signature]
athy - fed

City of Chicago
Dept. of Revenue
365650
01/18/2005 10:56 Batch 11841 31
Real Estate
Transfer Stamp
\$1,050.00



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STATE OF ILLINOIS)
COUNTY OF COOK)

SS.

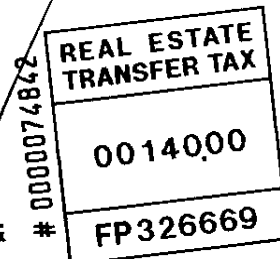
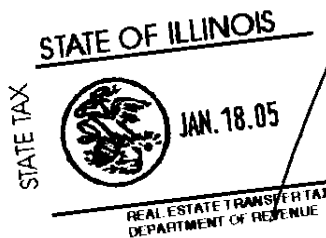
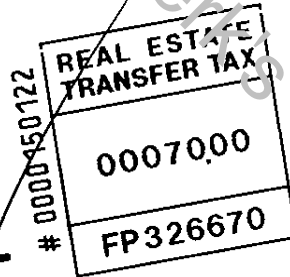
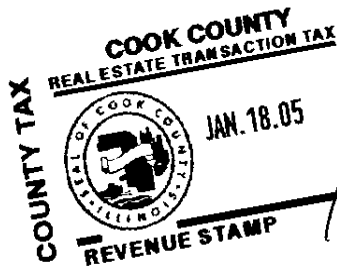
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SCOTT GRADEN, by JAMES P. ANTONOPOULOS as his attorney in fact, personally known to me to be a president of said corporation, is known to me to be the same person whose name is subscribed to the foregoing 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 11th day of January, 2005.

Kristen R. Gianfortune
Notary Public

My commission expires on May 24, 2008.

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



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Revised

Exhibit A

H-55561

UNIT 1941-1 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 1941 W. CHASE, 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.