

SPECIAL WARRANTY DEED



Doc#: 0502135081
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/21/2005 08:34 AM Pg: 1 of 3

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NO

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THIS SPECIAL WARRANTY DEED, made this 31st day of December, 2004 by **2028 Belmont, LLC**, an Illinois 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, Grantor, of the City of Chicago, County of Cook, State of Illinois, and **David Eastridge and Diana Eastridge**, as husband and wife having an address of 516 S. Grove Avenue, Barrington, Illinois 60010, collectively, Grantee, not as Joint Tenants, or Tenants in Common, but as **TENANTS BY THE ENTIRETY**.

WITNESSETH, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, thier successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described as follows:

Legal Description: Parcel 1: Unit 4E in the 2028 W. Belmont Condominium as delineated on a survey of the following described real estate: Lot 36 and 37 in Block 2 in Oscar Charles Subdivision of Block 48 in Ogden's Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the North west 1/4 and the East 1/2 of the Southeast 1/4); which survey is attached as an exhibit to the Declaration of Condominium recorded with the Cook County Recorder of Deeds on December 30, 2004 as document number 0436544008 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: Easements in favor of Parcel 1 aforesaid for ingress, egress, use and enjoyment as set forth in and created by Declaration of Covenants, conditions and restrictions recorded with the Cook County Recorder of Deeds on December 30, 2004 as document number 0436544008.

Permanent Real Estate Index Number: 14-19-331-032-0000 and 14-19-331-033-0000

Address of Real Estate: 2028 West Belmont, Unit 4E, Chicago, Illinois (herein "Premises")

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

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.

0502135081

UNOFFICIAL COPY

Property Office

STATE OF ILLINOIS
 STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 JAN. 19.05
 # 00008253
 REAL ESTATE TRANSFER TAX
 0044900
 FP 102808

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP
 JAN. 19.05
 # 0000082746
 REAL ESTATE TRANSFER TAX
 0022450
 FP 102802

CITY OF CHICAGO
 CITY TAX
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 JAN. 19.05
 # 0000000268
 REAL ESTATE TRANSFER TAX
 0336700
 FP 102805

Property Office

UNOFFICIAL COPY

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.

This deed is further subject to the terms and provisions contained in the Declaration of Covenants, conditions and restrictions recorded with the Cook County Recorder of Deeds on December 30, 2004 as document number 0436544008 relating to, among other things, reciprocal easements between the commercial and residential property.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, 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 said Premises, against all persons lawfully claiming, or to claim the same, by through or under it, it **WILL WARRANT AND DEFEND, subject to:** (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all rights easements, restrictions, conditions and reservations or record or contained in the Declaration and a reservation by the **2028 W. BELMONT CONDOMINIUM ASSOCIATION**, (the "Association") recorded in the Office of the Cook County Recorder of Deeds on December 30, 2004 as document number 0436544008 to itself and its successors and assigns, for the benefit of said Unit set forth in the Declaration of Condominium, of the rights and easements set forth in the Declaration; (d) utility easements of records, provided the Premises does not encroach thereon; (e) provisions of the Condominium Property Act of Illinois (the "Act"); (f) party wall rights and agreements; (g) roads and highways; (h) and all leases and licenses to the common elements; and such other matters as to which the Title Insurer commits to insure grantee against loss or damage.

IN WITNESS WHEREOF, This Special Warranty Deed is executed this 31st day of December, 2004

2028 Belmont, LLC

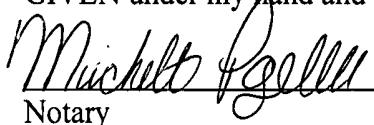


by: Valdir Barion, Managing Member

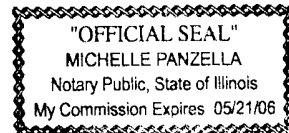
STATE OF ILLINOIS } SS.
COUNTY OF COOK }

I, Michelle Panzella, in and for said County in the State aforesaid DO HEREBY CERTIFY that Valdir Barion, Managing Member of 2028 Belmont, LLC, 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 and delivered the said instrument as his own free and voluntary acts, and as the authorized, free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 31st day of December, 2004.



Notary



Prepared by:
Richard Indyke
221 N. LaSalle St., Suite 1200
Chicago, Illinois 60601-1305

Return to:
Combs, Ltd.
2300 N. Barrington (400)
Hoffman Est., IL 60195