

# UNOFFICIAL COPY



Doc#: 0506942099  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/10/2005 08:32 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED ILLINOIS

This instrument was prepared by:  
Ami J. Oseid  
PATRICK J. POWERS, LTD.  
19 S. LaSalle Street, Suite 902  
Chicago, Illinois 60603

Know All Men By These Presents, that 815 N. Marshfield Corp., an Illinois Corporation, (the "Grantor"), for and in consideration of the sum of ten dollars (\$10.00) in cash and other good and valuable consideration, in hand paid, by Laura Llamedo (the "Grantee") of Chicago, IL to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents, does GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See legal description attached hereto as Exhibit "A"

Address of Real Estate: 815 N. Marshfield, Unit C, Chicago, Illinois 60622

Permanent Index Number: 17-06-440-009-0000, 17-06-440-010-0000, and 17-06-440-011-0000 (underlying)

(the "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) general real estate taxes not yet due and payable.

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

Box 334

MR  
AGS

1041

DJOHNSON

LNO

CTTC # SA3247105

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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.

EXECUTED this 24 day of February, 2005.

815 N. Marshfield Corp.,  
an Illinois Corporation

by its President Alex Nakonechny

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

REAL ESTATE TRANSFER TAX	00035.00	FP 102808
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REAL ESTATE TRANSFER TAX	00017.00	FP 102802
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STATE OF ILLINOIS  
MAR. -7.05  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

STATE TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
MAR. -7.05  
REVENUE STAMP

COUNTY TAX

I, the undersigned a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Rogelio Llamedo, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person an acknowledged that he signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 24 day of February, 2005.

NOTARY PUBLIC

Commission Expires

MAIL TO:  
Ami Oseid  
19 S. LaSalle, Suite 902  
Chicago, IL 60603



MAIL SUBSEQUENT TAX BILLS TO:  
Laura Llamedo  
815 N. Marshfield, Unit 701  
Chicago, IL 60622

CITY TAX

MAR. -7.05  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00262.50	FP 102805
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COUNTY TAX

MAR. -7.05  
REVENUE STAMP

REAL ESTATE TRANSFER TAX	00000.50	FP 102802
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## EXHIBIT A

### Legal Description

UNIT 1C IN THE MARSHFIELD CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 25 FEET OF LOT 14 AND ALL OF LOT 15 IN BLOCK 24 IN JOHNSTON'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0409103024; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 815 N. Marshfield, Unit 1C, Chicago, Illinois 60622-5130

Permanent index numbers: 17-06-440-009-0000; 17-06-440-010-0000; and  
17-06-440-011-0000 (underlying)

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## EXHIBIT B

### Permitted Encumbrances

- (a) general real estate taxes not due and payable at the time of Closing;
- (b) the Act and Code;
- (c) the Condominium Documents, including all amendments and exhibits thereto;
- (d) applicable zoning and building laws and ordinances;
- (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser;
- (f) easements, agreements, conditions, covenants, and restrictions of record, if any;
- (g) leases and licenses affecting the Common Elements or Purchased Unit;
- (h) liens and other matters of title over which the title company, as hereinafter defined, is willing to insure without cost to Purchaser;
- (i) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- (j) applicable building and zoning laws, statutes, ordinances and restrictions;
- (k) roads and highways, if any;
- (l) Purchaser's mortgage; and
- (m) existing leases and tenancies.