

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED INDIVIDUAL TENANCY ILLINOIS

### UPON RECORDING MAIL TO:

Mary A. Lopez, Esq.  
2124 W. Division St.  
Chicago, Illinois 60622



Doc#: 0509814114  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 04/08/2005 11:28 AM Pg: 1 of 2

### SEND SUBSEQUENT TAX BILLS TO:

Rouben Ghorbanian  
5828 N. Ridge Ave., Unit 3S  
Chicago, Illinois 60660

THIS INDENTURE, made this 2nd day of March, 2005, between **ECHO INVESTMENTS, LLC, an Illinois limited liability company** ("party of the first part"), and **Robert Ghorbanian, married to Nancy Ghorbanian**, of Spring Grove, Illinois ("party of the second part"), WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

(See Exhibit A attached hereto)

### SUBJECT TO:

General real estate taxes not yet due and payable; special governmental taxes or assessments for improvements not yet completed, if any; unconfirmed special governmental taxes or assessments; easements, covenants, conditions and restrictions and building lines of record; the Declaration of Condominium recorded December 30, 2004 with the Cook County Recorder of Deeds as Document 0436519036; limitations and conditions imposed by the Condominium Property Act of the State of Illinois (the "Act"); applicable zoning and building laws or ordinances; encroachments, if any; and all acts done or suffered by the party of the second part.

Together with all and singular the hereditaments and appurtenances thereto 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 party of the first part, either in law or in 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 party of the second part, its heirs and assigns forever.

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

IN WITNESS WHEREOF, each entity comprising said party of the first part has caused its name to be signed to these presents by its duly appointed officer, the day and year first written above.

Permanent Real Estate Index Number:  
14-05-311-041-0000 (pre-division)

Echo Investments, LLC, an Illinois limited liability company

Address of real estate: 5828 N. Ridge Unit #3S  
Chicago, IL 60660

Dated this 2<sup>nd</sup> day of March, 2005

By: [Signature]  
Its Member

By: [Signature]  
Its Member

State of Illinois )  
                          )SS  
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert Heideman and Natan M. Zadik, personally known to me to be the Members of Echo Investments, LLC, an Illinois limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2<sup>nd</sup> day of MARCH, 2005.

[Signature]  
Notary Public

Commission Expires: Jan 12, 2009

This instrument prepared by Warren Insurance Suite 102, 1700 West Irving Park Road, Chicago, Illinois 60613

WARREN INSURANCE  
1511 W. BARRY  
CHICAGO, IL 60657

BOX 15

502652



**UNOFFICIAL COPY****EXHIBIT A  
LEGAL DESCRIPTION**

UNIT NUMBER 5828-3S IN THE RIDGEMORE CONDOMINIUM, AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF  
LAND:

LOT 2 AND THE NORTH WESTERLY 1/2 OF LOT 3 IN KATHERINE  
HANSEN'S ADDITION TO CHICAGO BEING A SUBDIVISION IN THE  
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40  
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH  
SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0436519036;  
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS IN COOK COUNTY ILLINOIS.





Commonly known as: 5828 N. Ridge Ave., Unit 3S  
Chicago, Illinois 60660

Permanent Index Number: 14-05-311-041-0000 (pre-division)

The tenant of the above-described Unit has waived or failed to exercise the right  
of first refusal with respect to the above-described Unit.

Grantor also hereby grants to the Grantee, his 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.

<p><b>STATE OF ILLINOIS</b></p>  <p>STATE TAX</p> <p>APR. -5.05</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p># 0000026926</p> <p><b>REAL ESTATE TRANSFER TAX</b></p> <p>00168.00</p> <p>FP 102809</p>	<p><b>CITY OF CHICAGO</b></p>  <p>CITY TAX</p> <p>APR. -5.05</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p># 0000016995</p> <p><b>REAL ESTATE TRANSFER TAX</b></p> <p>01260.00</p> <p>FP 102803</p>
<p><b>COOK COUNTY</b></p> <p>REAL ESTATE TRANSACTION TAX</p>  <p>COUNTY TAX</p> <p>APR. -5.05</p> <p>REVENUE STAMP</p>	<p># 0000026844</p> <p><b>REAL ESTATE TRANSFER TAX</b></p> <p>00064.00</p> <p>FP 326707</p>	<p><b>COOK COUNTY</b></p> <p>REAL ESTATE TRANSACTION TAX</p>  <p>COUNTY TAX</p> <p>APR. -7.05</p> <p>REVENUE STAMP</p>	<p># 0000026877</p> <p><b>REAL ESTATE TRANSFER TAX</b></p> <p>00020.00</p> <p>FP 326707</p>