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Chicago Title Insurance Company

SPECIAL WARRANTY DEED (Corporation to Individual)



Doc#: 0511014093
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/20/2005 09:11 AM Pg: 1 of 4

THIS INDENTURE, made this 28th day of March, 2005 between Mox 1119, LLC, a corporation 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, party of the first part, and Laura Sandor.

(GRANTEE'S ADDRESS) 1119 W. Grand Avenue, Chicago, Illinois 60622

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 **REMISE, 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 ATTACHED EXHIBIT "A"

P.N.T.N.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2005; Terms, provisions, covenants, conditions and options contained in and Rights and Easements established by the Declaration of Condominium Ownership recorded March __, 2005 as document number _____, as amended from time to time; Terms, provisions, covenants, conditions and options contained in and Rights and Easements established by the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded March __, 2005 and recorded as document number _____, as amended from time to time; Grantor also hereby grants to the grantee, her 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 Ownership and the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations 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.

Permanent Real Estate Index Number(s):

17-08-247-003-0000

Address(es) of Real Estate: 1119 W. Grand Avenue, Chicago, Illinois 60622


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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, their 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, it **WILL WARRANT AND FOREVER DEFEND**.

CITY TAX

CITY OF CHICAGO



APR. 13.05


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

* 0000005029

REAL ESTATE TRANSFER TAX
02475.00
FP 103026

STATE TAX

STATE OF ILLINOIS



APR. 15.05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

* 0000011069

REAL ESTATE TRANSFER TAX
00330.00
FP 103021

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 15.05

REVENUE STAMP

* 0000044079

REAL ESTATE TRANSFER TAX
00165.00
FP 103025

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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 Its Sole Member, the day and year first above written.

Mox 1119, LLC

By _____

Its Sole Member *and Manager*

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 Mihai Chezan *and manager* personally known to me to be the Sole Member of the Mox 1119, 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 he signed and delivered the said instrument pursuant to authority given by the Members of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of March, 2005

[Signature] (Notary Public)

Prepared By: Gerald L. Berlin
222 N. Columbus Drive #4102
Chicago, Illinois 60601

Mail To:

Laura Sandor
1119 W. Grand Avenue
Unit 1
Chicago, Illinois 60622

Name & Address of Taxpayer:

Laura Sandor
1119 W. Grand Avenue
Unit 1
Chicago, Illinois 60622

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EXHIBIT A – LEGAL DESCRIPTION

Unit 1 in the 1119 West Grand Condominium as delineated on a survey of the following described real estate:

Lot 25 (except the South 28.80 feet thereof and except that part described as follows): that part of Lot 25 in Block 10 in the Subdivision of Blocks 9, 10, 24 to 27, 40 to 42 and the Southwest part of 43 in Ogdens Addition to Chicago in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, lying below a horizontal plane of 14.78 feet above Chicago City Datum and falling within the horizontal boundaries projected vertically and described as follows: Beginning at the Northwest corner of said Lot; Thence South 89° 45' 15" East along the North line thereof 25.0 feet to the Northeast corner thereof; Thence South 00° 00' 53" West along the East line of said Lot 81.10 feet to the North line of the South 28.80 feet thereof; Thence North 89° 45' 15" West 25.0 feet to a point on the West line of said Lot, 81.10 feet South of the point of beginning; Thence North 00° 00' 28" East along said West line 81.10 feet to the point of beginning, in Cook County Illinois.

And also except

That part of Lot 25 in Block 10 in the Subdivision of Blocks 9, 10, 24 to 27, 40 to 42 and the Southwest part of 43 in Ogdens Addition to Chicago in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, lying above a horizontal plane of 14.78 feet above Chicago City Datum and lying below a horizontal plane of 29.96 feet above Chicago City Datum and falling within the horizontal boundaries projected vertically and described as follows: Beginning at the Northwest corner of said Lot; Thence South 89° 45' 15" East along the North line thereof 20.30 feet; Thence South 00° 00' 53" West 21.92 feet; Thence South 89° 45' 15" East 4.70 feet to the East line of said Lot; Thence South 00° 00' 53" West along said East line 39.55 feet; Thence North 89° 45' 15" West 4.70 feet; Thence South 00° 00' 53" West 13.30 feet; Thence North 89° 45' 15" West 20.30 feet to the West line of said Lot; Thence North 00° 00' 28" East along said West line 74.77 feet to the point of beginning,)

Which survey is attached as Exhibit "A: to the Declaration of Condominium recorded as document number 0509434045, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PIN: 17-08-247-003-0000