

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **OAKLEY PARK, LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is

located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manger of said limited liability company, hereby **GRANTS, BARGAINS, SELLS** and **CONVEYS** to **WILLIAM H. GOLDEN** ("Grantee"), whose address is 2115 W. Caton, Chicago, Illinois, the following described real estate, to-wit:

THE ABOVE SPACE FOR RECORDER'S USE ONLY



0513633172D

Doc#: 0513633172
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/16/2005 11:42 AM Pg: 1 of 3

See Exhibit A attached hereto and made a part hereof.

The tenant has waived or failed to exercise the right of first refusal.

P.N.T.N.

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.

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.

SUBJECT TO: (a) real estate taxes not yet due and payable; (b) special taxes or assessments for improvements not yet completed and other assessments or instalments thereof not due and payable at the time of closing; (c) applicable zoning and building laws or ordinances and restrictions; (d) public, private and utility easements; (e) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (f) the Declaration and other condominium documents and any amendments and exhibits thereto; (g) the provisions of the Act; (h) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer, (i) covenants, conditions and restrictions of record which do not interfere with the use of the property as a single family condominium residence; and (j) liens and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

32

UNOFFICIAL COPY

EXHIBIT A

UNIT NO. 2253-1 IN OAKLEY ROSE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


LOT 32 IN BLOCK 8 IN WILLIAM L. WALLEN'S RESUBDIVISION OF VACATED WILLIAM L. WALLEN'S FABER ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED _____, 2005 AS DOCUMENT NO. _____ TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Numbers: 14-06-107-001-0000

Address of Real Estate: 2251-2259 W. ROSEMONT/6255 N. OAKLEY, UNIT 2253-1, CHICAGO, IL 60659

CITY OF CHICAGO

CITY TAX



MAY. 11.05


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005379

REAL ESTATE TRANSFER TAX
0 1267.50
FP 103026

STATE OF ILLINOIS

STATE TAX



MAY. 11.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000011806

REAL ESTATE TRANSFER TAX
00 169.00
FP 103021

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY. 11.05

REVENUE STAMP

0000011817

REAL ESTATE TRANSFER TAX
00084.50
FP 103025