

UNOFFICIAL COPY



0515735321D

SPECIAL
WARRANTY
DEED

Doc#: 0515735321
 Eugene "Gene" Moore Fee: \$30.00
 Cook County Recorder of Deeds
 Date: 06/06/2005 01:47 PM Pg: 1 of 4

DLN
 DTLD
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 to 201

Property of
 Cook County Recorder of Deeds

The above space reserved for Recorder's use only.

THIS INDENTURE, made May 26, 2005 between **4500 WEST BELMONT DEVELOPMENT CORP.**, an Illinois Corporation duly authorized to transact business in the State of Illinois party of the first part, and Maria Christina Pagcatipunan and Erwin J. Villamin, ~~parties of the second part,~~ as Joint Tenants with rights of survivorship, ~~and as Tenants in Common~~, 4850 W. Kamerling, Chicago, IL, 60651, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does 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 real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

Together with all and singular the 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 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 party of the second part, his/her/their 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, his/her/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 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 DEFEND, subject to those exceptions listed on Exhibit A attached hereto.

21/10

BOX 334 CTE


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Property of Cook County Clerk's Office

STATE OF ILLINOIS

 JUN. -2.05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0767000000

REAL ESTATE TRANSFER TAX
00317.50
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 JUN. -2.05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

2105000000

REAL ESTATE TRANSFER TAX
00158.75
FP 103034

CITY OF CHICAGO

 JUN. -2.05
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

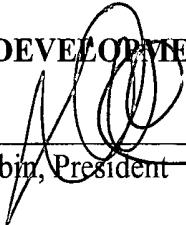
000001707

REAL ESTATE TRANSFER TAX
02381.00
FP 103033

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused the seal of its authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

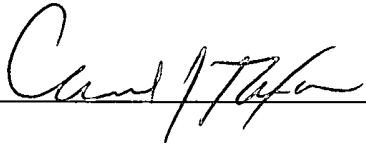
4500 WEST BELMONT DEVELOPMENT CORP., an Illinois Corporation

By: 
Name: David J. Dubin, President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Carol J. Taxman, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the President of **4500 WEST BELMONT DEVELOPMENT CORP., an Illinois Corporation** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of **4500 WEST BELMONT DEVELOPMENT CORP., an Illinois Corporation**, as his free and voluntary act, and the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, May 26 2005



Notary Public, State of Illinois



My Commission Expires: _____

This instrument was prepared by: Carol J. Taxman, Ltd., 9636 Lawler, Suite 1B, Skokie, IL 60077

MAIL TO: Gregg A. Garofalo 150W WALKER DR
Ste 2040 Chicago IL 60606

SEND SUBSEQUENT TAX BILLS TO: Maria Christina Pagcatipunan and Erwin J. Villamen, 3238 N. Kilbourn Ave. Unit 7, Chicago, IL 60641

UNOFFICIAL COPYEXHIBIT A

PARCEL 1:

(aka parcel 3238-7)

That part of the South 10 acres of the West 1/2 of the East 1/2 of the Southwest 1/4 (except the West 410 feet and except the East 33 feet thereof taken for a street and except the North 133 feet thereof and except the South 33 feet taken for Belmont Avenue thereof) in Section 22, Township 40 North, Range 13, East of the Third Principal Meridian; also the East 100 feet of the West 410 feet of the South 10 acres of the West 1/2 of the East 1/2 of the Southwest 1/4 (except the South 33 feet thereof taken for Belmont Avenue), in said Section 22, bounded and described as follows: Commencing at the intersection of the North line of West Belmont Avenue, said North line being 33 feet North of the South line of said Southwest 1/4 of Section 22 and the West line of North Kilbourn Avenue, said West line being 33 feet West of the East line of West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 22; thence North 00°10'17" West, along the West line of said North Kilbourn Avenue, 410.93 feet, thence South 89°49'43" West, 158.11 feet to the point of beginning; thence South 89°49'43" West, 16.50 feet; thence South 00°10'17" East, 49.07 feet; thence North 89°49'43" East, 16.50 feet; thence North 00°10'17" West, 49.07 feet, to the point of beginning.

P. PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE KILBOURN COURT TOWNHOMES RECORDED AS DOCUMENT NUMBER 0418832056.
RECORDED AS DOCUMENT NUMBER 0418832056.

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other townhouse documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/their 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, aforesaid, and the party of the first part 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.

Common Address: 3238 N. Kilbourn Ave. Unit 7
Chicago, Illinois 60641

Permanent Index Numbers: 13-22-321-006-0000; 13-22-321-009-0000