

# UNOFFICIAL COPY



Doc#: 0516702244  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/16/2005 01:57 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14th day of June, 2005, between 1961 FREMONT LLC, a limited liability company 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

This space reserved for Recorder.

CORY RIEDBERGER AND RACHEL RIEDBERGER, <sup>BY THE ENTIRETY</sup> joint tenants, of 143 N. Hale Street, Apt. B, Wheaton, IL, 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 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

### PARCEL 1:

UNIT 1961-1R AND P-4 IN THE FREMONT LANE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 IN JOHNSTON'S RESUBDIVISION OF LOTS 25, 26 AND 27 IN SUB-BLOCK 7 OF BLOCK 5 IN SHEFFIELD'S ADDITION TO SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON MARCH 2, 2005, AS DOCUMENT 056118038, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-1R, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 056118038.

THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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 set forth in said Declaration 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.

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Property of Cook County Clerk's Office

**STATE OF ILLINOIS**

STATE TAX



JUN. 15.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000003002

REAL ESTATE TRANSFER TAX
0032150
FP 103024

**COOK COUNTY**

COUNTY TAX

REAL ESTATE TRANSACTION TAX



JUN. 15.05


REVENUE STAMP

# 0000000971

REAL ESTATE TRANSFER TAX
0016075
FP 103022

**CITY OF CHICAGO**

CITY TAX



JUN. 15.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000001903

REAL ESTATE TRANSFER TAX
0241125
FP 103023

# UNOFFICIAL COPY

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, 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 it **WILL WARRANT AND DEFEND**, the said premises against all persons lawfully claiming, or to claim same, by, through or under it, subject to: (1) general real estate taxes not due and payable at the time of Closing; (2) special taxes and assessments for improvements not yet completed; (3) applicable zoning and building laws and building line restrictions, and ordinances; (4) acts done or suffered by the Purchaser or anyone claiming by, through or under the Purchaser; (5) streets and highways, if any; (6) party wall rights and agreements, if any; (7) encroachments (provided such do not materially adversely affect the intended use of the Unit); (8) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration, as amended from time to time; (9) the Condominium Property Act of Illinois (the "Act"); (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and (11) installments due after closing for assessments levied pursuant to the Declaration.

Permanent Real Estate Index Numbers: 14-32-409-006-0000  
Address of real estate: 1961 N. Fremont, Unit 1R, Chicago, Illinois 60614

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

1961 FREMONT LLC, an Illinois limited liability company

By: *Julie Siragusa*  
Name: Julie Siragusa  
Its: Member

STATE OF ILLINOIS )  
  )  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Julie Siragusa, as Member of 1961 FREMONT LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14th day of June, 2005.

*Kate Ryan*  
Notary Public

After Recording Mail To:  
David T. Grisamore  
53 W. Jackson Bld. Suite 801  
Chicago, IL 60604

Send Subsequent Tax Bills To:  
Cory Riedberger and Rachel Riedberger  
1961 N. Fremont, Unit 1R  
Chicago, IL 60614

This instrument was prepared by:  
Steven L. DeGraff  
Weinberg Richmond LLP  
333 West Wacker Drive, Suite 1800  
Chicago, Illinois 60606

