

UNOFFICIAL COPY



05179354750

SPECIAL
WARRANTY
DEED

Doc#: 0517935475
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/28/2005 02:13 PM Pg: 1 of 4

Property of Cook County

The above space reserved for Recorder's use only.

THIS INDENTURE, made, June 20, 2005 between Greenview by the Lake, L.L.C., an Illinois limited liability company, located at 23 N. Dearborn Suite 500, Chicago, Illinois 60602, duly authorized to transact business in the State of Illinois, party of the first part, and Jose V. (Handwritten initials) Martinez-Rodriguez and Bo Kelley, as Joint Tenant; with rights of survivorship, and not as Tenants in Common, 4435 Greenview Apt 1W, Chicago, IL, 60640, 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 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 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.

BOX 334 CTI

4/8

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STATE OF ILLINOIS
 JUN. 24. 05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

219000000 #

REAL ESTATE TRANSFER TAX
00233.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 JUN. 24. 05
 COUNTY TAX
 REVENUE STAMP

975900000 #

REAL ESTATE TRANSFER TAX
00116.50
FP 103034

CITY OF CHICAGO
 JUN. 24. 05
 CITY TAX
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000002201 #

REAL ESTATE TRANSFER TAX
01747.50
FP 103033

Property of Cook County Clerk's Office

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.

Greenview by the Lake, L.L.C., an Illinois limited liability company

By: Branford Investments I, L.L.C., an Illinois limited liability company,
its Manager

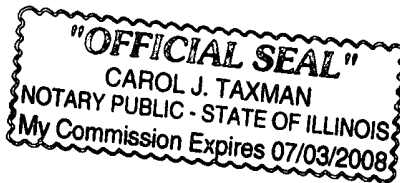
By: AAZ
Name: S. A. Lis
Title: Authorized Signatory

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 S. A. Lis, personally known to me to be the person designated as Authorized Signatory of Branford Investments I, L.L.C., the Manager of Greenview by the Lake, L.L.C., an Illinois limited liability company, 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 Authorized Signatory, he signed and delivered the said instrument pursuant to authority, given to him by the Board of Managers of Branford Investments I, L.L.C., as Manager for Greenview by the Lake, L.L.C., an Illinois limited liability company, as his free and voluntary act, and 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, June 20 2005

Carol J. Taxman



Notary Public, State of Illinois
My Commission Expires: _____

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

MAIL TO: John J. Zaccaria 39 S LaSalle #500, Chicago IL 60603

SEND SUBSEQUENT TAX BILLS TO: Jose Martinez-Rodriguez and Bo Kelley, 7639 Greenview Unit 1w, Chicago, Illinois 60626

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PARCEL 1:

UNIT 7639-1W IN THE GREENVIEW GARDENS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 74 AND 75 IN GERMANIA ADDITION TO EVANSTON, A SUBDIVISION OF BLOCKS 2 AND 3 OF DREYERS LAKESHORE ADDITION TO EVANSTON AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF INDIAN BOUNDARY LINE AND SOUTH AND WEST OF BLOCKS 2 AND 3 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0514403035, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF S-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0514403035.

Subject to: (a) general real estate taxes not yet due and 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) the Act and the ordinance, including all amendments thereto; (d) the Declaration, including all amendments and exhibits attached thereto; (e) public, private and utility easements recorded at any time prior to closing, including any easements established by or implied from the Declaration or amendments thereto; (f) covenants, conditions, agreements, building lines, encroachments and restrictions of record; (g) applicable building and zoning laws, statutes, ordinances and restrictions; (h) roads and highways, if any; (i) leases and tenancies affecting common elements; (j) title exceptions pertaining to liens and encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the party of the first part shall so remove at that time by using the funds to be paid upon delivery of the Deed; (k) matters over which the title company is willing to insure; and (l) acts done or suffered by the party of the second part or anyone claiming by, through or under 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 of Condominium, 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.

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

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: 7639 Greenview Unit 1w
Chicago, Illinois 60626

Permanent Index Numbers:

11-29-107-030-1001 through and including 11-29-107-030-1031