

# UNOFFICIAL COPY



Doc#: 0520702209  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 07/26/2005 01:53 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THIS INDENTURE, made 5th day of July, 2005, between 3900 N. PINE GROVE 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

JAMES L. STARSHAK AND SUSANNE M. STARSHAK, as tenants by the entirety, of 3900 N. Pine Grove, Unit 610, Chicago, IL, of 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 610 AND P 11 IN THE CORONADO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 THE EAST 15 FEET OF LOT 3 IN BLOCK 1 IN PELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON MAY 4, 2005, AS DOCUMENT 0512418036, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

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.

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) applicable zoning and building laws and building line restrictions, and ordinances; (3) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (4) streets and highways, if any; (5) encroachments (provided such do not materially adversely affect the intended use of the Unit); (6) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration, as amended from time to time; (7) the Condominium Property Act of Illinois (the "Act"); (8) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; (9) acts done or suffered by or judgments against Purchaser or anyone claiming under Purchaser;

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(10) installments due after closing for assessments levied pursuant to the Declaration, and (11) leases and licenses affecting the common area.

Permanent Real Estate Index Numbers: 14-21-100-015-0000  
Address of real estate: 3900 N. Pine Grove, Unit 610, Chicago, Illinois 60613

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.

3900 N. PINE GROVE LLC, an Illinois limited liability company

By: \_\_\_\_\_

Name: Christopher Feurer  
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 Christopher Feurer, the managing member of 3900 N. PINE GROVE 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 his 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 5th day of July, 2005

*Anne Wubbolding*  
Notary Public



After Recording Mail To:  
Roger Mandel  
7250 N. Cicero Avenue  
Suite 200  
Lincolnwood, Illinois 60712

Send Subsequent Tax Bills To:  
James L. Starshak and Susanne M. Starshak  
3900 N. Pine Grove, Unit 610  
Chicago, IL 60613

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

STATE OF ILLINOIS

STATE TAX

JUL. 25. 05

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

# 0000003295

REAL ESTATE TRANSFER TAX
0021250
FP 103024

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

JUL. 25. 05

REVENUE STAMP

# 0000001270

REAL ESTATE TRANSFER TAX
0010625
FP 103022

CITY OF CHICAGO

CITY TAX

JUL. 25. 05

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

# 0000002118

REAL ESTATE TRANSFER TAX
0159375
FP 103023