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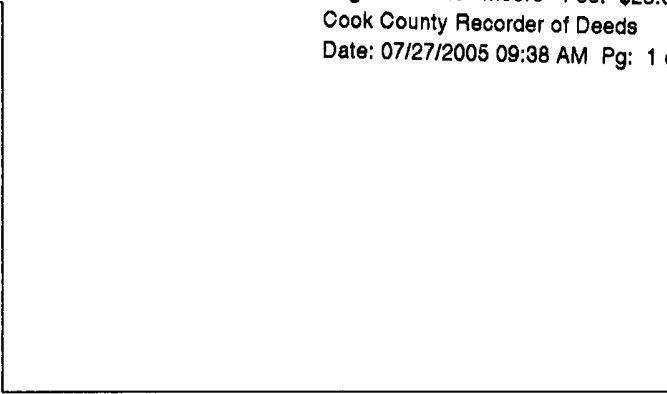
SPECIAL WARRANTY DEED

Doc#: 0520842113  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/27/2005 09:38 AM Pg: 1 of 3

①  
②  
③

THIS INDENTURE WITNESSETH,

That the Grantor, **3222-24 W. Lemoyne 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,



THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **SAMANTHA DALY** ("Grantee"), whose address is 1928 W. BERENICE, #2, CHICAGO, IL 60660 the following described real estate, to-wit:

SA 366888

CONDOMINIUM UNIT 3224-2 IN THE 3222-24 W. LEMOYNE CONDOMINIUMS AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 11 AND 12 IN BLOCK 4 IN PIERCE'S HUMBOLT PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS APPENDIX "D" TO THE DECLARATION OF CONDOMINIUM RECORDED ON June 7, 2005 AS DOCUMENT NO. 0515839006, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:  
THE (EXCLUSIVE) RIGHT TO THE USE OF P-8, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0515839006.

PIN: 16-02-207-023-0000

Address: 3224 W. Lemoyne Avenue, Unit 3224-2, Chicago, IL 60651

(HEREINAFTER REFERRED TO AS "PARCEL"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Grantor also hereby grants to Grantee, its successors and assigns, 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.

Box 334

# UNOFFICIAL COPY

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.

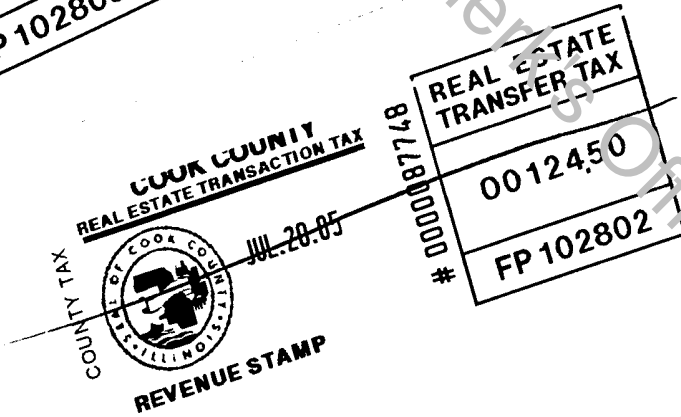
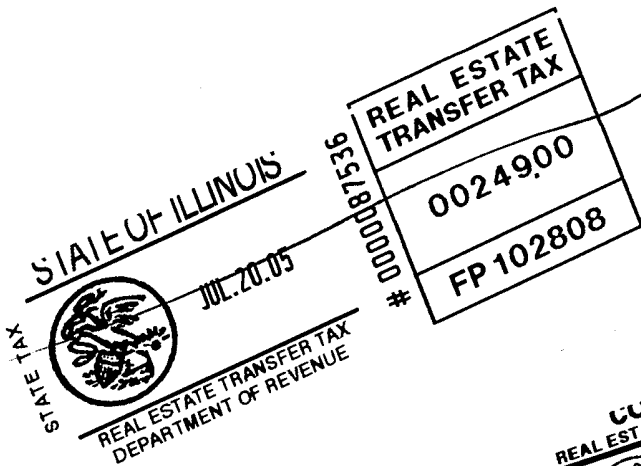
SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act and the Code, including all amendments thereto; (c) the Declaration and the Condominium Documents, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) public and utility easements recorded at any time prior to Closing; (f) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (g) acts done or suffered by Grantee or anyone claiming through Grantee; (h) utility easements, whether recorded or unrecorded; and (i) liens and other matters of title over which the Title Insurer is willing to insure over without cost to Grantee.

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

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 30<sup>th</sup> day of June, 2005

3222-24 W. Lemoyne. LLC,  
an Illinois limited liability company

By: *Piotr Piechnik*  
Piotr Piechnik, Member

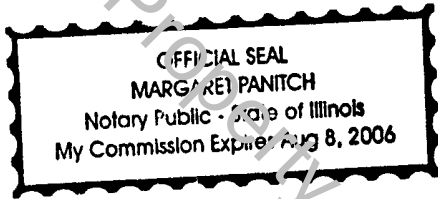


STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

# UNOFFICIAL COPY

I, MARGARET PANITCH, a Notary Public in and for the County and State aforesaid, do hereby certify that Piotr Piechnik, as Member of 3222-24 W. Lemoyne LLC, an Illinois limited liability company, 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 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 30<sup>th</sup> day of June, 2005.



Margaret Panitch  
Notary Public

My commission expires 8/8/06

After Recording Mail to:

RICHARD C. SPAIN  
33 N. DEARBORN #2220  
CHICAGO, IL 60602

Send Subsequent Tax Bills to:

SAMANTHA C. DALY  
3224 W. LEMOYNE #2  
CHICAGO, IL 60651

This Instrument Was Prepared by: Terrapin Law Group  
Whose Address Is: 217 N. Jefferson, 5<sup>th</sup> floor, Chicago, IL 60661