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Doc#: 0521002094
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/29/2005 01:20 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

(JOINT TENANCY)

GRANTOR, PAULINA VENTURE I, LLC, an Illinois limited liability company, having its principal place of business at 900 N. North Branch, Chicago, Illinois 60622, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby

REMISE, RELEASE, ALIEN AND CONVEY to the grantee(s),

SALVATORE PETRUSO AND DOMENICA PETRUSO, 5615 N. Prospect, Norwood Park, Illinois, the following described real estate, to wit (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Nos: 14-30-223-135-0000
Commonly Known As: 2849 N. Hermitage, Chicago, Illinois

TO HAVE AND TO HOLD said premises NOT in Tenancy in Common but as JOINT TENANTS, forever.

SUBJECT TO: (1) General real estate taxes for 2004 and subsequent years; (2) Limitations and conditions imposed by the Illinois Condominium Property Act; (3) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded May 25, 2004 as Document No. 0414632080, as amended from time to time; (4) Applicable zoning and building laws and ordinances and other ordinances of record; (5) Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) Utility Easements, if any, whether recorded or unrecorded; (7) Covenants, conditions, restrictions easements and agreements of record; and (8) Liens and other matters of title over which the Title Company is willing to insure without cost to Grantee, provided none of the foregoing materially adversely affect Grantee's use of the Property as a condominium residence.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described Property, the rights and easements 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 400-CTCC

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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 Grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee(s), 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 FOREVER DEFEND.


IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the 18th day of July 2005

PAULINA VENTURE I, LLC
an Illinois limited liability company

By: 
James D. Letchinger, its Manager

STATE TAX

STATE OF ILLINOIS



JUL. 28. 05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003333

REAL ESTATE TRANSFER TAX
00850.00
FP 103024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL 28 05


REVENUE STAMP

0000001308

REAL ESTATE TRANSFER TAX
00425.00
FP 103022

CITY TAX

CITY OF CHICAGO



JUL. 28. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002144

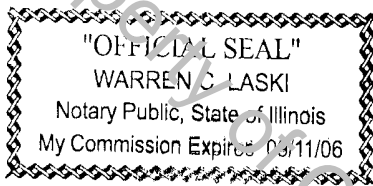
REAL ESTATE TRANSFER TAX
06375.00
FP 103023

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that James D. Letchinger, the Manager of Paulina Venture I, LLC, 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, sealed and delivered the said instrument as his 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 notary seal this 18th day of July, 2005.



Warren C. Laski

 Notary Public

Prepared By: WARREN C. LASKI, ESQ., 1438 W. Altgeld, Chicago, Illinois 60614
 Tax Bill To: SALVATORE PETRUSO, 2249 N. Hermitage, Chicago, Illinois 60657
 Return To: ALAN W. SCHMIDT, ESQ., 2653 N. Lincoln, Chicago, Illinois 60614

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT NUMBER 24 IN THE COLUMBIA PLACE TOWNHOMES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 IN COLUMBIA PLACE SUBDIVISION RECORDED NOVEMBER 29, 2004 AS DOCUMENT 0433432082, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, 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 MAY 27, 2004 AS DOCUMENT 0414632080 AND AMENDED BY FIRST AMENDMENT TO CONDOMINIUM DECLARATION RECORDED AUGUST 18, 2004 AS DOCUMENT 0423119099 AND FURTHER AMENDED BY SECOND AMENDMENT TO CONDOMINIUM DECLARATION RECORDED NOVEMBER 9, 2004 AS DOCUMENT 0431444116 AND FURTHER AMENDED BY THIRD AMENDMENT TO CONDOMINIUM DECLARATION RECORDED DECEMBER 13, 2004 AS DOCUMENT 0434819091, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office