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SPECIAL WARRANTY DEED



Doc#: 0521653063
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/04/2005 10:56 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH,

That the Grantor, **CD 1370 Crystal 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 **TIMOTHY IRWIN AND MEGAN BOUCHE, as joint tenants** ("Grantee"), whose address is 3921 N. Marshfield, Unit 2, Chicago, IL 60613 the following described real estate, to-wit:

~~UNIT NUMBER 2B IN THE 1370 CRYSTAL CONDOMINIUMS AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:~~

~~LOT 39 IN BLOCK 24 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS~~

~~WHICH SURVEY IS ATTACHED AS APPENDIX "D" TO THE DECLARATION OF CONDOMINIUM RECORDED ON _____, 2005 AS DOCUMENT NO. _____, 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-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER _____.~~

see attached certificate

PIN: 17-05-125-024-0000

Address: 1370 W. CRYSTAL, Unit 2B, Chicago, IL

(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

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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.

SUBJECT TO: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the 1370 Crystal Condominium Association (the "Declaration"); (viii) ~~the Operating Agreement (defined herein)~~; (ix) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (x) Encroachments, which do not effect the use of the Unit as a residence; and (xi) acts of Purchaser

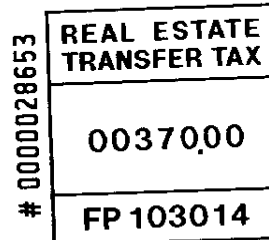
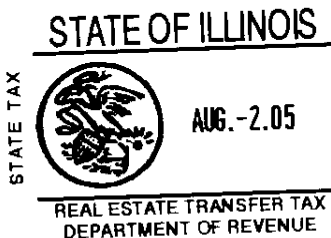
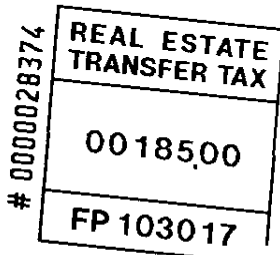
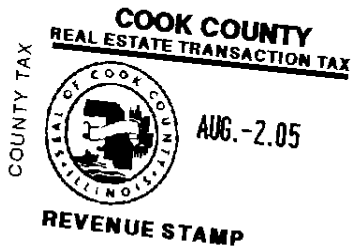
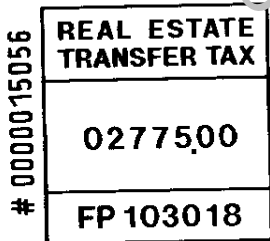
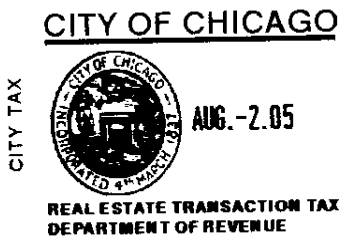
The tenant of said unit has waived or has failed to exercise the right of first refusal.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 25th day of July, 2005.

CD 1370 Crystal, LLC,
an Illinois limited liability company

By: Tomasz Petelski

Tomasz Petelski, Member



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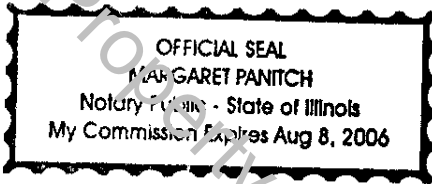
STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, Margaret Panitch, a Notary Public in and for the County and State aforesaid, do hereby certify that Tomasz Petelski, as Member of CD 1370 Crystal, 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 26th day of July, 2005.



Margaret Panitch
Notary Public

My commission expires 8/8/06

After Recording Mail to:

LAW OFFICES OF DANIEL L BASKES
300 W ADAMS #529
CHICAGO IL 60606

Send Subsequent Tax Bills to:

TIMOTHY IRWIN + MEGAN BUCHHE
1370 CRYSTAL #2
CHICAGO IL 60622

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

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EXHIBIT "A"

PARCEL 1: UNIT 2B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1370 WEST CRYSTAL CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0520827059, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

TAX NO. 17-05-125-024-0000

Property of Cook County Clerk's Office