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Doc#: 0522002060
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/08/2005 09:47 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22nd day of July, 2005 by and between Schneider Builders, LLC, created and existing under and by virtue of the laws of the state of Illinois, party of the first part, and Jason R. Gigot and Denyse Z. Gigot, husband and wife, of 3201 N. Seminary, Unit 2E, Chicago, Illinois

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged and pursuant to authority of the Manager of party of the first part, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part not as TENANTS IN COMMON, nor as JOINT TENANTS, but as TENANTS BY THE ENTIRETY, FOREVER, all the following described real estate, situated in the City of Chicago, County of Cook and State Illinois and legally described on Exhibit A attached hereto and made a part hereof.

Common Address of Property: Condominium Unit No. 3
3538 N. Damen
Chicago, Illinois 60618

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or 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 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, and its successors and assigns, that during the period that the party of the first part has owned title to the Premises, 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 the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Illinois Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Declaration and Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, which do not affect the use of the Unit as a private residence; (i) utility easements, if any whether recorded or unrecorded; (j) installments due after Closing for regular assessments levied pursuant to the Declaration; (k) rights, easements, covenants, conditions, restrictions and reservations contained in the Condominium Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein; and (l) matters over which the title company has agreed to insure.

The party of the first part also hereby grants to the party of the second part, its 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, 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.

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ATG Search
33 N. Dearborn
#650
Chicago, Illinois 60602

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	AUG. -1.05	# 0000003069
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		0056000
		FP326652

COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSACTION TAX
	AUG. -1.05	# 0000018290
REVENUE STAMP		0028000
		FP326665

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IN WITNESS WHEREOF, the said party of the first part as caused its name to be signed to these presents by an authorized Member, the day and year first above written.

Schneider Builders, LLC

By: *Eric Schneider*
Its: Member

CITY TAX

CITY OF CHICAGO



AUG -1.05


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REAL ESTATE TRANSFER TAX
00900.00
FP326650

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY TAX

CITY OF CHICAGO



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REAL ESTATE TRANSFER TAX
00900.00
FP326650

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

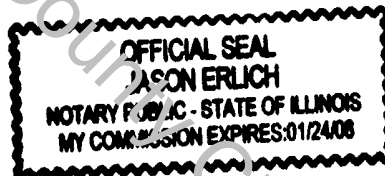
State of Illinois)
) SS
County of Cook)

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for said County and State, personally came and appeared ERIC SCHNEIDER, personally known, who declared and acknowledged to me, Notary, that he is a Member of SCHNEIDER BUILDERS, LLC, an Illinois limited liability company, that as such duly authorized member, has signed, sealed, and delivered this instrument as the free and voluntary act and deed of said company, and for the objects and purposes herein set forth.

Given under my hand and notary seal, this 22 day of July, 2005


Jason B. Erlich
Notary Public

My commission expires _____



CITY TAX

CITY OF CHICAGO



AUG -1.05


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REAL ESTATE TRANSFER TAX
00900.00
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REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY TAX

CITY OF CHICAGO



AUG -1.05

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REAL ESTATE TRANSFER TAX
00900.00
FP326650

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

This instrument prepared by:
Jason B. Erlich
D.A. Marsh, Jr. & Associates
135 S. LaSalle, Suite 4010,
Chicago, IL 60603

Send Subsequent Tax Bills To:


Jason & Denyse Grigot
3330 N. Damen #3
Chicago, IL 60618

Mail To:

Marcia Owens
Wildman, Harrold, Allen & Dixon LLP
225 W. Wacker, Suite 2800
Chicago, IL 60606

CITY TAX

CITY OF CHICAGO



AUG -1.05

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REAL ESTATE TRANSFER TAX
00600.00
FP326650

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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Date: JULY 22, 2005

Property Address: 3338 N. DAMEN AVE. #3, CHICAGO, ILLINOIS 60618

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

Unit 3 in the 3338 N. Damen Condominium as depicted on the Plat of Survey of the following described real estate:

Lot 45 in Block 16 in C.T. Yerkes Subdivision of Blocks 33, 34, 35, 36, 41, 42, 43, and 44 all in Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of Southeast 1/4), in Cook County, Illinois.

Which Plat of Survey is attached as Appendix "D" to the Declaration of Condominium, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0570239056 as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the Parking Space Number P-3, limited common elements ("LCE"), as delineated on a Plat of Survey attached to the Declaration of Condominium and such other limited common elements as are delineated on said Plat of Survey and the rights and easements for the benefit of Unit No. 3 as are set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the remaining land described therein.

Permanent Index Number:

Property ID: 14-19-323-030-0000
(PIN is for the underlying property and not the specific unit)

Property Address:

3338 N. Damen Ave. # 3
Chicago, IL 60618

A.P.N. # : 14-19-323-030-0000