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SPECIAL WARRANTY DEED

TENANTS BY THE ENTIRETY



Doc#: 0523735387 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/25/2006 01:40 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH,

That the Grantor, **1523-25 N. Wicker Park 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 William S. Trigg and Megan C. Roche, ("Grantee"), whose address is 2000 West Haddon Street #206, Chicago, Illinois 60622, the following described real estate, to-wit:

Husband & wife, as tenants by the entirety.

PARCEL 1: UNIT 1525-3 AND P-5 & P-6 IN THE MANOR ON WICKER PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOTS 32 AND 33 AND THE SOUTH EASTERLY HALF OF LOT 34, ALL IN BLOCK 5 IN D.S. LEE'S ADDITION TO CHICAGO IN SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 05227332024, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF ROOF RIGHTS, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

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 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

The Tenant of the unit had no right of first refusal.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Declaration, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions,

ERHS 3/2/06

D.I. M. DRUMMER 8278752 1 of 3

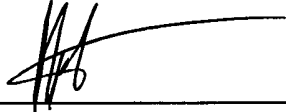
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restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

Permanent Real Estate Index Number: 17-06-207-023-0000 ✓
Commonly known as: 1523-25 N. Wicker Park, Unit 523 and Parking Unit 526, Chicago, IL 60622 ✓

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 15th day of August, 2005.

1523-25 N. WICKER PARK LLC,
an Illinois limited liability company

By: 
Kenneth E. Motew, Manager

STATE OF ILLINOIS

STATE TAX

AUG. 24. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003559

REAL ESTATE TRANSFER TAX
0046300
FP 103024

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

AUG. 24. 05

REVENUE STAMP

0000001536

REAL ESTATE TRANSFER TAX
0023150
FP 103022

CITY OF CHICAGO

CITY TAX

AUG. 24. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002308

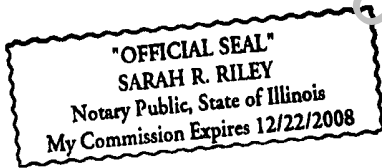
REAL ESTATE TRANSFER TAX
0347250
FP 103023

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Kenneth E. Motew, as Manager of 1523-25 N. Wicker Park 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 15TH day of August, 2005.



[Signature]

 Notary Public
 My commission expires 12/22/2008

After Recording Mail to:

JOHN M. AYLESWORTH
215 N. ABERDEEN, SUITE 111
CHICAGO, IL 60607

Send Subsequent Tax Bills to:

William S. Trigg
1525 N. WICKER PARK, #3
CHICAGO, IL 60622

This Instrument Was Prepared by: Horwood Marcus & Berk Chartered
 Whose Address Is: 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601