

# UNOFFICIAL COPY



Chicago Title Insurance Company

## SPECIAL WARRANTY DEED (Corporation to Individual)



Doc#: 0525940034 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/16/2005 09:54 AM Pg: 1 of 3

2 of 3

C102H

C102C

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LND

NO ABSTRACT

**THIS INDENTURE**, made this 15th day of August, 2005 between 5K Construction, LLC, a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Sean O'Meara and Georgia Zorbas, not as tenants in common, but as joint tenants,

(GRANTEE'S ADDRESS) 4821 N. Mobile, Chicago, Illinois 60630

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Managers of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, any confirmed special tax or assessment, general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2005

Permanent Real Estate Index Number(s):  
13-16-104-002-0000

Address(es) of Real Estate: 5371 West Lawrence Avenue, Unit 2, Chicago, Illinois 60630

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said 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, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, 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 incumbered 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**.

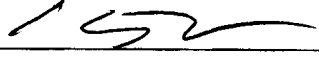
Box 334

3/9

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager the day and year first above written.

5K Construction, LLC

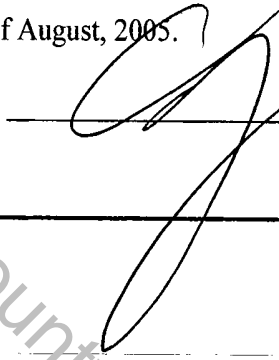
By   
Kevin P. Walsh  
Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Kevin P. Walsh personally known to me to be the Manager of the 5K Construction, LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Kevin P. Walsh he signed and delivered the said instrument and caused the seal of said company to be affixed thereto, pursuant to authority given by the Board of Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of August, 2005.

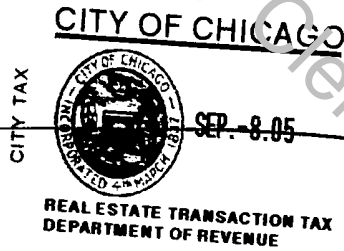


 (Notary Public)

Prepared By: Charles E. Glanzer  
1318 W. Huron St.  
Chicago, Illinois 60622

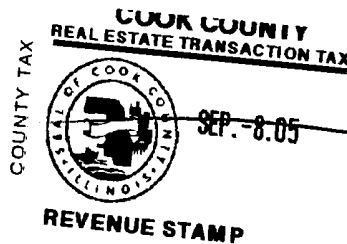
Mail To:  
Janice Berman  
7625 N. Milwaukee Ave.  
Niles, Illinois 60714

Name & Address of Taxpayer:  
Sean O'Meara and Georgia Zorbas  
5371 West Lawrence Avenue, Unit 2  
Chicago, Illinois 60630



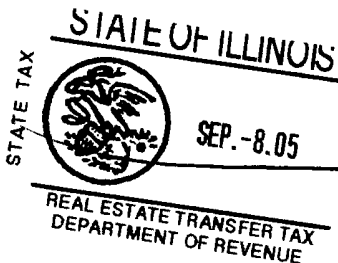
REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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**STREET ADDRESS:** 5371 WEST LAWRENCE AVENUE #2  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 13-16-104-002-0000

**LEGAL DESCRIPTION:**

PARCEL 1:

UNIT 2 IN THE 5371 WEST LAWRENCE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 IN BLOCK 2 IN BUTLER'S MILWAUKEE AND LAWRENCE AVENUE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF BLOCKS 53, 54 AND 55 IN VILLAGE OF JEFFERSON, LYING SOUTH OF LAWRENCE AVENUE (EXCEPT THE LOTS 12 AND 13 IN BLOCK 53) ALL BEING IN LOT 3 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED SPACES:

COMMERCIAL SPACE: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +20.81 FEET (ASSUMED DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.88 FEET (ASSUMED DATUM) DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 0.43 FEET; THENCE WEST, A DISTANCE OF 0.75 FEET TO THE POINT OF BEGINNING; THENCE SOUTH, A DISTANCE OF 56.68 FEET; THENCE WEST, A DISTANCE OF 4.05 FEET; THENCE SOUTH, A DISTANCE OF 3.96 FEET; THENCE EAST, A DISTANCE OF 4.05 FEET; THENCE SOUTH A DISTANCE OF 19.65 FEET; THENCE WEST, A DISTANCE OF 16.50 FEET; THENCE NORTH, A DISTANCE OF 29.68 FEET; THENCE WEST, A DISTANCE OF 0.95 FEET; THENCE NORTH, A DISTANCE OF 4.00 FEET; THENCE WEST, A DISTANCE OF 4.73 FEET; THENCE NORTH, A DISTANCE OF 16.73 FEET; THENCE WEST, A DISTANCE OF 0.67 FEET; THENCE NORTH, A DISTANCE OF 9.91 FEET; THENCE EAST, A DISTANCE OF 4.92 FEET; THENCE NORTH, A DISTANCE OF 19.02 FEET; THENCE EAST, A DISTANCE OF 0.79 FEET; THENCE NORTH, A DISTANCE OF 6.10 FEET; THENCE EAST, A DISTANCE OF 17.14 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0504103146, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2 (P-1, P-2 AND P-3), LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0504103146.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 10, 2005 AS DOCUMENT NUMBER 0504103147.