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SPECIAL WARRANTY DEED ILLINOIS

Doc#: 0527242048 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/29/2005 08:27 AM Pg: 1 of 3

UPON RECORDING MAIL TO:

Richard C. Spain
Spain, Spain & Varnet P.C.
33 North Dearborn Street
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Adam G. Colangelo
4622 North Ashland Chicago, Illinois 60618
Unit 3NS

The grantor, 4622 North Ashland LLC, an Illinois ~~Not For Profit corporation~~, ^{Limited Liability Co.} ("Grantor"), of 2202 W. Irving Park Road, Chicago, Illinois 60618, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Adam G. Colangelo, ("Grantee"), of 4921 N. Kenmore #2, Chicago, IL 60606, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

SEE ATTACHED EXHIBIT A

and covenants 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: **covenants, conditions and restrictions of record and general real estate taxes for the year 2004 (second installment) and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.**

The Tenant of Unit 3NS had no right of first refusal.

Grantor also hereby grants to the Grantee, their 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 described in Exhibit A hereto, 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.

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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY forever.

Permanent Real Estate Index Number: 14-18-211-014-0000

Address of real estate: 4622 North Ashland, Unit 3NS, Chicago, Illinois 60618

Dated this 30th day of August, 2005.

4622 North Ashland LLC

By: John O'Flaherty
John O'Flaherty, Manager

1 of 2

WP 8377654

HT

PH

09/29/05

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State of Illinois)
)SS
County of Cook)

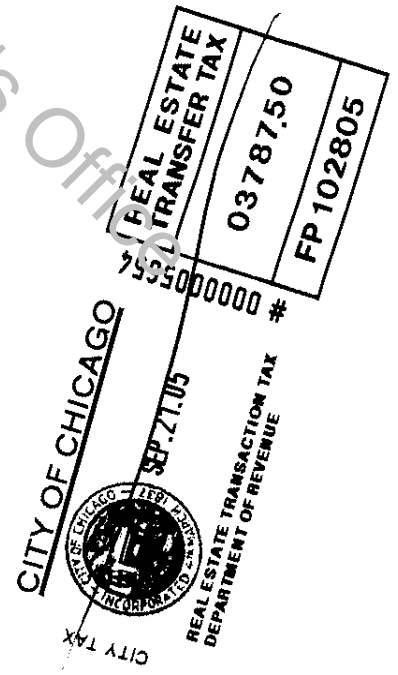
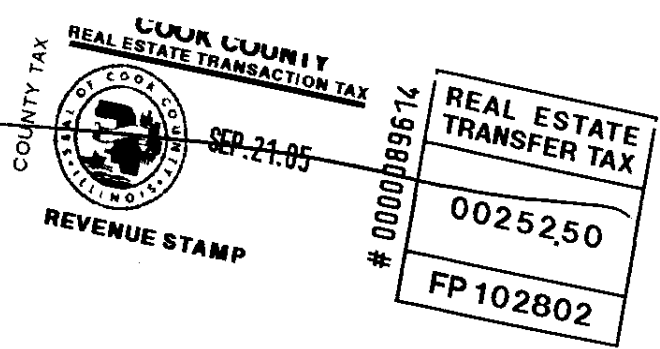
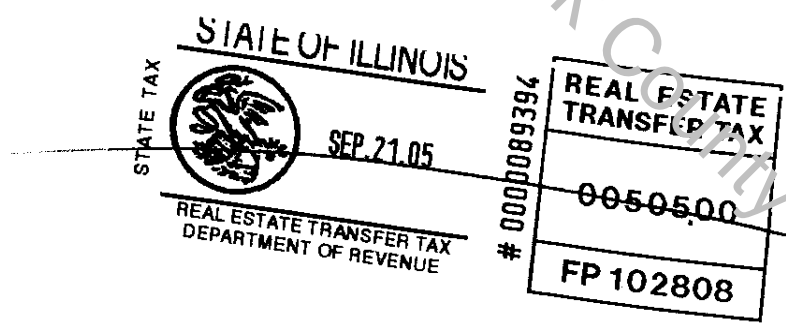
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, THAT John O'Flaherty, Manager, personally known to me to be the Manager of 4622 North Ashland LLC, Inc., an Illinois limited liability company, and personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given said 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 this 30th day of August, 2005.

Tami A. Deacon
Notary Public

This instrument prepared by:

John R. Joyce, Esq.
Stahl Cowen Crowley LLC
55 West Monroe Street
Suite 500
Chicago, Illinois 60603



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 3 IN 4622 NORTH ASHLAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 IN BLOCK 9 IN RAVENWOOD (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) IN SECTIONS 17 AND 18, TOWNSHIP 40 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 0514639073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF G 3 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0514639073

Permanent Real Estate Index Number: 14-18-211-014-0000

Address of Real Estate: 4622 North Ashland Chicago, Illinois 60618, Unit 3NS