



SPECIAL WARRANTY DEED  
ILLINOIS

Doc#: 0529042185 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/17/2005 01:02 PM Pg: 1 of 3

103 nabs  
WP 0377656 CTRC JBS

UPON RECORDING MAIL TO:  
Robert E. Malloy  
6323 N. Knox  
Chicago, Illinois 60646

SEND SUBSEQUENT TAX BILLS TO:  
Meghan Flanagan  
Christopher Flanagan  
4622 North Ashland Chicago, Illinois 60618  
Unit 2N

The grantor, 4622 North Ashland LLC, an Illinois limited liability company ("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 Chris Flanagan and Megan L Flanagan, ("Grantee"), of 3537 Greenview, Chicago, IL 60657, 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 2N 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 2N, Chicago, Illinois 60618

Dated this 20<sup>th</sup> day of September, 2005.

4622 North Ashland LLC

By: 

John O'Flaherty, Manager

BX334

# UNOFFICIAL COPY

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 20<sup>th</sup> day of September, 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

"OFFICIAL SEAL"  
TAMI A. DEACON  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2/18/2008

STATE OF ILLINOIS  
OCT. 12. 05  
# 0000013279  
REAL ESTATE TRANSFER TAX  
0036000  
FP 103032  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
OCT. 12. 05  
# 00013369  
REAL ESTATE TRANSFER TAX  
0018000  
FP 103034  
REVENUE STAMP

CITY OF CHICAGO  
OCT. 12. 05  
# 0000006271  
REAL ESTATE TRANSFER TAX  
0270000  
FP 103033  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT 2N 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 G4 & P4 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 2N

Property of Cook County Clerk's Office