

# UNOFFICIAL COPY

SPECIAL  
WARRANTY  
DEED



Doc#: 0529435034 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/21/2005 07:21 AM Pg: 1 of 4

Property of Cook County

The above space reserved for Recorder's use only.

**THIS INDENTURE**, made, September 28, 2005 between **4500 WEST BELMONT DEVELOPMENT CORP., an Illinois Corporation** duly authorized to transact business in the State of Illinois, party of the first part, and **Jaime Zavala and Concepcion Sanchez**, husband and wife, as Tenants by the Entirety and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, 5042 W. Nelson St., Chicago, IL, 60641, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances therunto 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 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 party of the second part, his/her/their heirs and assigns 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, his/her/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 encumbered 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 DEFEND, subject to those exceptions listed on Exhibit A attached hereto.

Handwritten notes on the left margin: "CTC" (vertical), "8794121" (vertical), "H 10/21" (vertical).

Handwritten initials "3KJ" in the bottom right corner.

BOX 334 CTU

# UNOFFICIAL COPY

Property

STATE OF ILLINOIS

OCT. 11.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

000004255

REAL ESTATE TRANSFER TAX

0033250

# FP 103032

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

OCT. 11.05

REVENUE STAMP

000003146

REAL ESTATE TRANSFER TAX

0076925

# FP 108931

CITY OF CHICAGO

OCT. 11.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

000000420

REAL ESTATE TRANSFER TAX

02494.00

# FP 103033

COOK COUNTY CLERK'S Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused the seal of its authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

**4500 WEST BELMONT DEVELOPMENT CORP., an Illinois Corporation**

By: [Signature]  
Name: David J. Dubin, President

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

I, Carol J. Taxman, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the President of **4500 WEST BELMONT DEVELOPMENT CORP., an Illinois Corporation** and 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 as such President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of **4500 WEST BELMONT DEVELOPMENT CORP., an Illinois Corporation**, as his free and voluntary act, and the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, September 28 2005

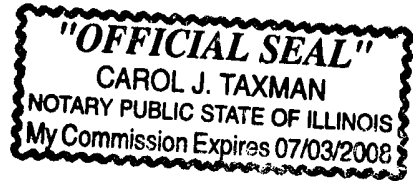
[Signature]

Notary Public, State of Illinois  
My Commission Expires: \_\_\_\_\_

This instrument was prepared by: Carol J. Taxman, Ltd., 9636 Lawler, Suite 1B, Skokie, IL 60077

MAIL TO: 3214 N. Kilborn #7 - Chicago IL 60641

SEND SUBSEQUENT TAX BILLS TO: Jaime Zavala and Concepcion Sanchez, 3214 Kilbourn Unit 7, Chicago, IL 60641



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## EXHIBIT A

### Parcel 1:

That part of the South 10 acres of the West 1/2 of the East 1/2 of the Southwest 1/4 (except the West 410 feet and except the East 33 feet thereof taken for a street and except the North 133 feet thereof and except the South 33 feet taken for Belmont Avenue thereof) in Section 22, Township 40 North, Range 13, East of the Third Principal Meridian; also the East 100 feet of the West 410 feet of the South 10 acres of the West 1/2 of the East 1/2 of the Southwest 1/4 (except the South 33 feet thereof taken for Belmont Avenue), in said Section 22, bounded and described as follows:

Commencing at the intersection of the North line of West Belmont Avenue, said North line being 33 feet North of the South line of said Southwest 1/4 of Section 22 and the West line of North Kilbourn Avenue, said West line being 33 feet West of the East line of West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 22; thence North 90°00'00" West, along the North line of said West Belmont Avenue, 305.17 feet; thence NORTH 00°10'17" West, 138.15 feet; thence North 89°49'43" East, 130.63 feet to the point of beginning; thence North 00°10'17" West, 57.60 feet; thence North 89°49'43" East, 16.50 feet; thence South 00°10'17" East, 57.60 feet; thence South 89°49'43" West, 16.50 feet to the point of beginning.

### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE KILBOURN COURT TOWNHOMES RECORDED AS DOCUMENT NUMBER 0418832056.

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other townhouse documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/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, aforesaid, 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.

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.

**Common Address:** 3214 Kilbourn Unit 7  
Chicago, Illinois 60641

**Permanent Index Numbers:** 13-22-321-006-0000; 13-22-321-009-0000