

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED ILLINOIS

Doc#: 0529742099 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/24/2005 09:16 AM Pg: 1 of 3

### UPON RECORDING MAIL TO:

Mark R. Singler  
Law Offices of Peter J. Latz  
104 North Oak Park Avenue  
Suite 200  
Oak Park, Illinois 60301

### SEND SUBSEQUENT TAX BILLS TO:

Janet English <sup>60640</sup>  
4622 North Ashland Chicago, Illinois ~~60618~~  
Unit 1N

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 Janet English, ("Grantee"), of 1560 N. Sandburg Terrace #300, Chicago, IL 60610, 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 1N 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.

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

Address of real estate: 4622 North Ashland, Unit 1N, Chicago, Illinois <sup>60640</sup> ~~60618~~

Dated this 23<sup>rd</sup> day of September, 2005.

4622 North Ashland LLC

By: 

John O'Flaherty, Manager

*BR 334*

*WP 8377651*

*(Handwritten initials)*

*(Handwritten initials)*



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## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 1N 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 G5 & P5 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 1N

Property of Cook County Clerk's Office