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Doc#: 0530133044 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/28/2005 08:05 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

The grantor, **Gyula Orban**, married to Rodica Orban, of the City of Chicago, Illinois, for and in consideration of the sum of Ten and No/100 (10.00) Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:


Alejandro Torruella and Maria G. Torruella, residing at 3417 W. Evergreen, Chicago, Illinois, not as Tenants in Common, but as Joint Tenants with right of survivorship, the following described real estate situated in the County of Cook, State of Illinois, to wit: (Per the attached Exhibit "A") and hereby releasing and waiving all rights under the Homestead Exemption Law of Illinois.

Subject only to: (1) real estate taxes not yet due and payable; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments, if any; (3) applicable zoning and building laws or ordinances; (4) the Declaration including any and all amendments and exhibits thereto; (5) provisions of the Illinois Condominium Property Act (the "Act") (6) easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residences; (7) leases and licenses affecting the Common Elements (as defined in the Declaration) (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; (9) liens, encroachments or other matters as to which the Title Insurer commits to insure Buyer against loss or damage; and (10) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall so remove at the time by using the funds to be paid upon delivery of the deed.

Real Estate Index Number: 16-05-224-010-0000

Property Address: 1229 N. Austin Ave. unit 2, Chicago, Illinois 60651

Dated this ___ day of October, 2005.


Gyula Orban

* This is not a homestead property

The foregoing instrument has been prepared by Jon Tomos, 3553 W. Peterson Ave., Suite 201, Chicago, Illinois 60659

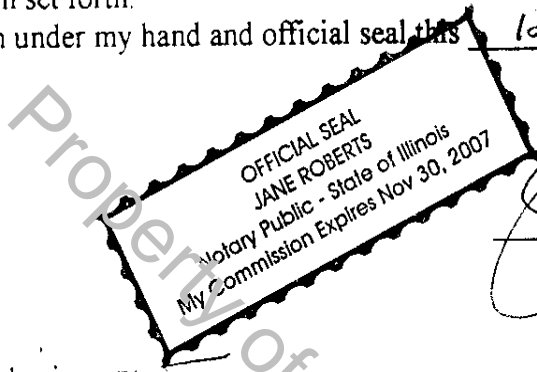
BOX 334 CT

ST 508 1036 NAD

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State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Gyula Orban, 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 12 day of Oct, 2005.



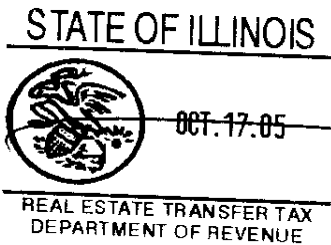
[Handwritten Signature]
Notary Public

Mail document to:

Alejandro & Maria Torruella
1229 N Austin #2
Chicago, IL 60657

Mail future tax bills to:

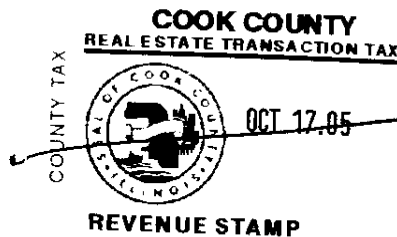
Alejandro & Maria Torruella
1229 N. Austin unit 2
Chicago, Illinois 60657



# 0000013523	REAL ESTATE TRANSFER TAX
	00194.00
	FP 103032



# 0000004730	REAL ESTATE TRANSFER TAX
	01455.00
	FP 103033



# 0000013612	REAL ESTATE TRANSFER TAX
	00097.00
	FP 103034

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Legal Description

PARCEL 1:

UNIT 2 IN THE 1229 NORTH AUSTIN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

< 31 IN BLOCK 5 IN WASSEL BRAMBERG AND COMPANY'S AUSTIN HOME ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS <EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0527118076, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT

0527118076

PERMANENT INDEX NUMBER: 16-05-224-010-0000

GRANTOR HEREBY ALSO GRANTS TO THE GRANTEE, ITS 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 AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

THE 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.

THE TENANT, IF ANY, OF UNIT 2 HAS FAILED TO EXERCISE HIS/HER RIGHT OF FIRST REFUSAL.