



Doc#: 0531242176 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/08/2005 11:24 AM Pg: 1 of 4

**SPECIAL  
WARRANTY  
DEED  
ILLINOIS**

This instrument was prepared by:  
Ami J. Oseid  
POWERS & OSEID, LTD.  
19 S. LaSalle Street, Suite 902  
Chicago, Illinois 60603

Know All Men By These Presents, that 4619 N. Lawndale, Inc., an Illinois Corporation, (the "Grantor"), for and in consideration of the sum of ten dollars (\$10.00) in cash and other good and valuable consideration, in hand paid, by Garrett A. Forbes and Heather Forbes (the "Grantee") not as tenants in common, but as joint tenants with rights of survivorship, of 3303 Grove, Unit 105, Chicago, Illinois to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents, does GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See legal description attached hereto as Exhibit "A"

Address of Real Estate: 4619 N. Lawndale, Unit 1, Chicago, Illinois 60625

Permanent Index Number: 13-14-112-008-0000 (underlying)

(the "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) general real estate taxes not yet due and payable.

GRANTOR ALSO HEREBY 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 RIGHTS

OTZ SA 3247355 Egan 10f24MD

Box 334

# UNOFFICIAL COPY

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.

EXECUTED this 17 day of OCT., 2005.

4619 N. Lawndale, Inc.,  
an Illinois Corporation

CITY OF CHICAGO



NOV.-2.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000006387

REAL ESTATE TRANSFER TAX
02700.00
FP 102805

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jakup Ajrulla, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person an acknowledged that he signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 17 day of October, 2005.

By: [Signature]  
Jakup Ajrulla, President

Notary: [Signature]




MAIL TO:  
Mark Edison  
One Tower Lane, Suite 1700  
Oak Brook Terrace, IL 60181

MAIL SUBSEQUENT TAX BILLS TO:  
Garrett A. Forbes and Heather Forbes  
4619 N. Lawndale, Unit 1  
Chicago, IL 60625

STATE TAX

STATE OF ILLINOIS



NOV.-2.05


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000090367

REAL ESTATE TRANSFER TAX
00360.00
FP 102808

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



NOV.-2.05

REVENUE STAMP

# 0000090587

REAL ESTATE TRANSFER TAX
00180.00
FP 102802

**UNOFFICIAL COPY****STREET ADDRESS:** 4619 N. LAWDALE AVENUE UNIT #1**CITY:** CHICAGO **COUNTY:** COOK**TAX NUMBER:** 13-14-112-008-0000**LEGAL DESCRIPTION:**

## PARCEL 1

UNIT NO 1 IN THE 4619 NORTH LAWDALE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 13 IN BLOCK 3 IN JOHNSON AND TYDEN'S ADDITION TO WEST RAVENSWOOD, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0521044092 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

## PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0521044092

Property of Cook County Clerk's Office

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## EXHIBIT B

### Permitted Encumbrances

- (a) general real estate taxes not due and payable at the time of Closing;
- (b) the Act and Code;
- (c) the Condominium Documents, including all amendments and exhibits thereto;
- (d) applicable zoning and building laws and ordinances;
- (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser;
- (f) easements, agreements, conditions, covenants, and restrictions of record, if any;
- (g) leases and licenses affecting the Common Elements or Purchased Unit;
- (h) liens and other matters of title over which the title company, as hereinafter defined, is willing to insure without cost to Purchaser;
- (i) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- (j) applicable building and zoning laws, statutes, ordinances and restrictions;
- (k) roads and highways, if any;
- (l) Purchaser's mortgage; and
- (m) existing leases and tenancies.