

# UNOFFICIAL COPY



Doc#: 0531435482 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/10/2005 10:27 AM Pg: 1 of 5

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 11<sup>th</sup> Day of October, 2005, between 918 West Ainslie, LLC, an Illinois limited liability company, with its principal place of business located at 425 West North Avenue, Chicago, Illinois 60610, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, as Grantor and Steve Maggio, An Unmarried Individual, Grantee.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, in these presents does REMISE, RELEASE, ALIEN and CONVEY unto the Grantee, and to his heirs and assigns, FOREVER, all of the following describe real estate, situated in the County of Cook, State of Illinois, known and described as follows, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issue and profits thereof and all the estate, right, title, interest, claim or demand whatsoever, unto the Grantee, either in law or in equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

Grantor also hereby grants to Grantee, his heirs and assigns, all rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Condominium Association made the 18<sup>th</sup> day of May, 2005 and recorded on May 24, 2005 in the Office of Recorder of Deeds of Cook County, Illinois, as Document No. 0514403088 (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provision of said Declaration were recited and stipulated at length herein. Grantor further reserves to itself and its successors and assigns, and Grantee hereby grants to Grantor and its successors and assigns, the right to remedy as provided in the Purchase Agreement dated August 8, 2005 between 918 West Ainslie, LLC, an Illinois limited liability company and Steve Maggio for the purchase of the real estate (the "Purchase Agreement"). The foregoing right of remedy herein reserved by Grantor and granted by Grantee pursuant to the Purchase Agreement is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the real estate described therein.

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STATE OF ILLINOIS

OCT. 24.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000014015

REAL ESTATE TRANSFER TAX
00221.00
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX

OCT. 24.05

REAL ESTATE TRANSFER TAX

# 0000014108

REAL ESTATE TRANSFER TAX
00110.50
FP 103034

REVENUE STAMP

CITY OF CHICAGO

CITY TAX

OCT. 24.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000007907

REAL ESTATE TRANSFER TAX
01657.50
FP 103033

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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his 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, WILL WARRANT AND DEFEND, subject to:

1. Current non-delinquent real estate taxes and taxes for subsequent years;
2. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing;
3. The Condominium Property Act of the State of Illinois and the Municipal Code of the City of Chicago, Section 13-72 *et seq.*, including all amendments thereto;
4. The Declaration, including all amendments and exhibits attached thereto;
5. Public, private and utility easements recorded at any time prior to closing;
6. Covenants, conditions, agreements, building lines and restrictions of record;
7. Applicable building and zoning laws, statutes, ordinances and restrictions;
8. Roads and highways, if any;
9. Leases and licenses affecting Common Elements and/or the common property;
10. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Condominium Association of 918 West Ainslie Condominium Association;
11. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee and
12. Grantee's mortgagee.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever of said Grantee.

IN WITNESS WHEREOF, said Seller has caused its signature to be hereto affixed, the day and year first above written.

918 West Ainslie LLC, an Illinois Limited Liability Company,

By: CHH Managers, Inc., An Illinois Corporation, Manager

By: \_\_\_\_\_

Prepared by:

Jason B. Rosenthal, P.C.

111 W. Washington Street, Suite 939

Chicago, IL 60602

Mail To:

RYAN AND EBERSTROM  
4849 W. 16<sup>TH</sup> ST., STE. 102  
OAK FOREST, IL 60452

Name and Address of Taxpayer:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF COOK )

I, Larry D Bell, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Charles Huzar, authorized agent of, CHH Managers, Inc., Manager of 918 West Ainslie LLC., an Illinois limited liability company, Grantor, personally known 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 own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11 day of October, 2005.

[Signature]  
 NOTARY PUBLIC

OFFICIAL SEAL  
 LARRY D BELL  
 NOTARY PUBLIC - STATE OF ILLINOIS  
 MY COMMISSION EXPIRES: 03-06-08

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## Exhibit "A" – Legal Description

Land in the City of Chicago, County of Cook, State of Illinois, described as follows:

Unit 922-2S in 918 West Ainslie Condominiums, as Delineated on a Survey of the following described tract of land:

LOTS 20 & 21 IN BLOCK 2 IN GEORGE F. SPOOR'S SUBDIVISION OF BLOCK 4 IN CORNARROE'S RESUBDIVISION OF THAT PART OF ARGYLE LYING SOUTH OF CENTER LINE OF ARGYLE STREET IN SOUTHEAST FRACTIONAL  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0514403088, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBERS 14-08-413-021-0000

Commonly Known As: 922 West Ainslie, Unit 2S, Chicago, Illinois 60640