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THIS DOCUMENT WAS PREPARED BY:

RUTTENBERG & RUTTENBERG
833 N. Orleans Street, Suite 400
Chicago, IL 60610



AFTER RECORDING MUST BE RETURNED TO:

Jacob Kaufman, Esq.
BELGRAVIA GROUP, LTD.
833 N. Orleans Street, Suite 400
Chicago, IL 60610



Doc#: 0532504110 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/21/2005 12:06 PM Pg: 1 of 5

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SPECIAL WARRANTY DEED

THIS INDENTURE made this 30TH DAY OF AUGUST, 2005 between **MILWAUKEE OHIO LLC**, an Illinois limited liability company, of 833 North Orleans Street, Suite 400, Chicago, Illinois 60610, as GRANTOR, and **RONALD GONSKY and CAROL GONSKY**, 2642 N. Lakewood Avenue, Chicago, Illinois 60614, 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 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 whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and 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 hereditaments and appurtenances thereunto 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, unto the Grantee, either in law or in 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 Grantee, its heirs and assigns forever.

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said unit set forth in the declaration of condominium for Bella Como Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as amended from time to time (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 provisions of said Declaration were recited and stipulated at length herein.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

20051206 LF 2084

Property of Cook County Clerk's Office

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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or 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 GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the following:

- (i) General real estate taxes for the years 2004 second installment and all subsequent taxes not yet due and payable for tax numbers 17-08-243-003, 17-08-243-005, 17-08-243-006 and 17-08-243-019. Note: Affects the underlying land. There has been no tax division for individual units.
- (ii) Terms, conditions, covenants and provisions contained in the Party Wall Termination and Agreement dated December 3, 2003 and recorded January 14, 2004 as document number 0401432136 made by and between Milwaukee Ohio LLC, an Illinois limited liability company and Irving and Marilyn Naiditch.
- (iii) Terms, provisions, covenants, restrictions and options contained in and rights and easements established by the Declaration of Condominium recorded July 15, 2005 as document number 0519632129, as amended from time to time.
- (iv) Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements for 544 N. Milwaukee Avenue, recorded July 15, 2005 as document number 0519632128 and the terms and provisions therein.
- (v) Provisions, conditions and limitations as created by the Condominium Property Act.
- (vi) Matters as disclosed by the plat of survey prepared by Gremley and Beidermann, dated July, 2005 and attached as Exhibit D of the Declaration of Condominium, recorded as document number 0519632129:
 - a) Encroachment of concrete located mainly on the land West and adjoining over and onto the subject land by a distance of 0.10 feet. Note: Affects the common area
- (vii) Terms, conditions, provisions and restrictions contained in the Covenant for Water and Services recorded May 11, 2004 as document number 0413227101.

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, Grantor has caused its name to be signed the date and year first above written.

MILWAUKEE OHIO LLC, an Illinois limited liability company

By: BELGRAVIA GROUP, LTD., an Illinois corporation,
its manager

By: 
Alan D. Lev, President

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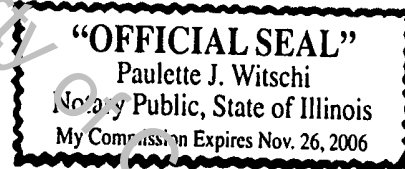
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)


I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Alan D. Lev, President of BELGRAVIA GROUP, LTD., an Illinois corporation, manager of **MILWAUKEE OHIO 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 30th day of August, 2005.

Paulette J. Witschi
 Notary Public

Commission expires:



EXEMPT UNDER 35ILCS 200/31-45 PARAGRAPH <u>E</u> AND COOK COUNTY UNDER PARAGRAPH <u>E</u>.	Send subsequent Tax Bills To: <u>RONALD GONSKY, ESQ.</u> <u>815 W. VAN BUREN ST. #400</u> <u>CHICAGO, IL 60607</u>
<div style="text-align: center;">  <hr/> Seller or Legal Representative </div>	
Dated: <u>OCTOBER 14, 2005</u>	

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EXHIBIT A Legal Description

Parcel 1:

Parking Space Unit P-4 in The Bella Como Condominium as delineated on a plat of survey of The Bella Como Condominium, which plat of survey is part of the following described parcel of real estate and is attached as Exhibit D to the Declaration of Condominium recorded July 15, 2005 as document number 0519632129, as amended from time to time, together with such unit's undivided percentage interest in the common elements:

That part of Lots 1 and 2 and the vacated alley adjoining said Lots and part of Lots 16 and 17, all taken as a tract, in Block 19 in Ogden's Addition to Chicago, a subdivision in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, beginning at the most Easterly corner of said Lot 2; Thence North 48° 10' 59" West along the Northeasterly line of Lots 1 and 2 for a distance of 80.22 feet; Thence North 89° 59' 10" West along the North line of Lots 16 and 27 for a distance of 45.79 feet; Thence South 00° 23' 00" East 147.67 feet; Thence North 64° 37' 35" East 19.86 feet to a corner of Lot 2; Thence North 89° 37' 00" East along a South line of Lot 2 for a distance of 7.93 feet to the Southeasterly line of Lot 2; Thence North 42° 35' 35" East along said Southeasterly line 116.30 feet to the point of beginning, (except from said tract that part thereof lying above a horizontal plane of 13.46 feet above Chicago City datum and lying below a horizontal plane of 26.46 feet above Chicago City Datum and falling within the boundaries projected vertically described as follows: commencing at the most Easterly corner of said Lot 2; Thence North 48° 10' 59" West along the Northeasterly line of Lots 1 and 2 for a distance of 66.66 feet to the point of beginning; Thence continuing North 48° 10' 59" West along said Northeasterly line 10.88 feet; Thence South 41° 49' 01" West 5.10 feet; Thence North 48° 10' 59" West 2.68 feet; Thence North 41° 49' 01" East 5.10 feet; Thence North 89° 59' 10" West along the North line of Lots 16 and 27 for a distance of 40.44 feet; Thence South 00° 00' 00" East 4.26 feet; Thence North 90° 00' 00" East 0.35 feet; Thence South 00° 00' 00" East 12.25 feet; Thence North 90° 00' 00" West 5.59 feet; Thence South 00° 23' 00" East 65.33 feet; Thence North 42° 35' 46" East 53.84 feet; Thence North 47° 24' 14" West 7.15 feet; Thence South 42° 35' 46" West 1.10; Thence North 47° 24' 14" West 7.24 feet; Thence North 42° 35' 46" East 20.51 feet; Thence South 47° 24' 14" East 5.87 feet; Thence North 42° 35' 46" East 17.80 feet to the point of beginning), in Cook County, Illinois.

Also, That part of Lots 1 and 2 and the vacated alley adjoining said Lots and part of Lots 16 and 17, all taken as a tract, in Block 19 in Ogden's Addition to Chicago, a subdivision in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, commencing at the most Easterly corner of said Lot 2; Thence North 48° 10' 59" West along the Northeasterly line of Lots 1 and 2 for a distance of 80.22 feet; Thence North 89° 59' 10" West along the North line of Lots 16 and 17 for a distance of 45.79 feet; Thence South 00° 23' 00" East 81.84 feet; Thence North 42° 35' 46" East 20.37 feet; Thence North 47° 24' 14" West 5.14 feet to the point of beginning; Thence North 42° 35' 46" East 4.05 feet; Thence North 47° 24' 14" West 4.50; Thence South 85° 42' 35" West 5.0 feet; Thence South 42° 35' 46" West 0.40 feet; Thence South 47° 24' 14" East 7.92 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

Easements for the benefit of Parcel 1 as created by Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded July 15, 2005 as document number 0519632128 for ingress and egress, structural support, maintenance, encroachments and use of common walls, ceilings and floors over and cross the retail property.

Parcel 3:

Easements for the benefit of Parcel 1 as created by the aforesaid Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements, for ingress and egress and use and maintenance of all facilities located in the Commercial Parcel, as defined therein, and connected to facilities located in the Residential Parcel, as therein defined, including without limitation, those facilities specifically described and delineated therein as the "Low Voltage Room," the "Low Voltage Room Easement Area," the "Gas Closet" and the "Gas Closet Easement Area."

TAX PARCEL IDENTIFICATION NUMBERS (AFFECT THE UNDERLYING LAND AND OTHER PROPERTY):
17-08-243-003-0000; 17-08-243-005-0000; 17-08-243-006-0000; AND 17-08-243-019-0000


COMMONLY KNOWN AS: 544 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS 60622

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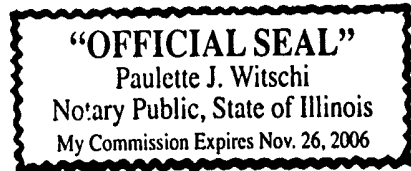
STATEMENT BY GRANTOR AND GRANTEE

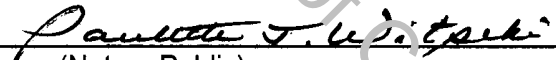
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated OCTOBER 14, 2005.

Signature: 
(Grantor or Agent)

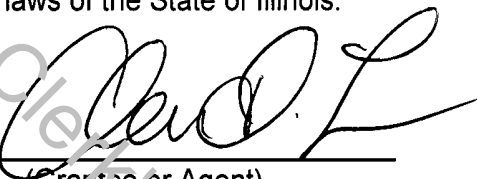
Subscribed and sworn to before me by the said GRANTOR this 14th day of OCTOBER, 2005.



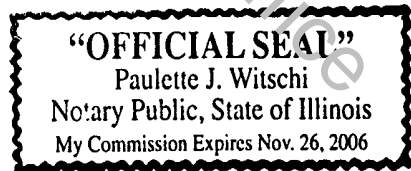

(Notary Public)

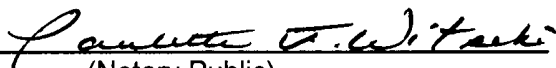
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated OCTOBER 14, 2005

Signature: 
(Grantee or Agent)

Subscribed and sworn to before me by the said GRANTEE this 14th day of OCTOBER, 2005.




(Notary Public)

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]