

GIT

# UNOFFICIAL COPY

4358563 (1/3)

## SPECIAL WARRANTY DEED

THE GRANTOR, 7443 NORTH RODGERS, LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **JESUS ZAVALA**, and **GLORIA ZAVALA**, husband and wife, as tenants by the entirety and not as joint tenants with right of survivorship nor as tenants in common the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0533647047 Fee: \$28.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 12/02/2005 07:58 AM Pg: 1 of 3

**Legal Description: See Exhibit A attached hereto and made a part hereof.**

**PERMANENT REAL ESTATE INDEX NUMBERS:** 11-30-413-008-000 (Prior to Division)

**ADDRESS OF REAL ESTATE:** 7443 North Rogers Avenue, Unit Garden E, Chicago, IL.

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

**SUBJECT TO:** (i) non-delinquent general real estate taxes and special taxes or assessments; (ii) the provisions of the Act and Code, including all amendments thereto; (iii) the provisions of the Condominium Documents including all amendments and exhibits thereto, (iv) applicable zoning and building laws and ordinances and other ordinances of record; (v) encroachments, if any; (vi) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (vii) leases and licenses affecting the Common Elements; (viii) covenants, conditions, agreements, building lines and restrictions of record; (ix) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto; and (x) liens, encroachments and other matters over which the Title Insurance Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in (v), (vii), (viii) or (ix) above shall not prohibit the Purchaser's use of the Unit as a single-family residence.

Grantor Also Hereby Grants to the Grantee, its Successors and Assigns, Rights and Easements Appurtenant to the Subject Unit Described Herein, Rights and Easements for the Benefit of Said Unit Set Forth in the Declaration of Condominium, and Grantor Reserves to Itself, its Successors and

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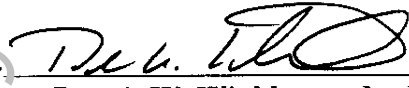
Assigns as the Rights and Easements Set Forth in Said Declaration for the Benefit of the Remaining Property Described Therein. This Deed Is Subject to All Rights, Easements, Covenants, Conditions, Restrictions and Reservations Contained in Said Declaration the Same as Though the Provisions of Said Declaration Were Recited and Stipulated at Length Herein.

There Were No Tenants as This Is New Construction or The Tenant of the Unit Either Waived or Failed to Exercise the Option to Purchase the Subject Unit, or the Tenant Did Not Have an Option to Purchase the Unit Unless the Tenant Is the Purchaser.

The Grantors Warrant to the Grantee and His Successors in Title That They Have Not Created or Permitted to Be Created Any Lien, Charge or Encumbrance Against Said Real Estate Which Is Not Shown among the Title Exceptions Listed Above; and Grantors Covenant That They Will Defend Said Premises to the Extent of the Warranties Made Herein Against Lawful Claims of All Persons.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these present by its Manager this 22 day of November, 2005.

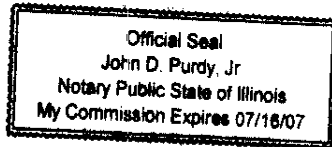
7443 North Rodgers, LLC  
By: **DeStefano Development Incorporated,**  
Manager

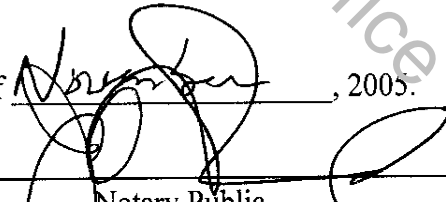
By:   
**Dennis W. Winkler, under Power of**  
**Attorney for Gary DeStefano, President**

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 on this day personally appeared Dennis W. Winkler known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of DE STEFANO DEVELOPMENT INCORPORATED, and that he executed the same as the act and deed of the corporation for the purposes and consideration therein expressed and in the capacity therein stated.

Given under by hand and official seal, this 22 day of November, 2005.



  
Notary Public  
After Recording please mail and send  
Subsequent Tax Bills to:  
Jesus & Gloria Zavala  
7443 North Rodgers Avenue, Unit Garden E  
Chicago, IL 60626

This instrument was prepared by:  
  
Dennis W. Winkler, Ltd.  
3051 Oak Grove Road, Suite 220  
Downers Grove, Illinois 60515-1181

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## EXHIBIT A LEGAL DESCRIPTION

**PARCEL 1:**

UNIT GARDEN E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7443 NORTH ROGERS AVENUE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0521332111, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 7443 NORTH ROGERS, UNIT GARDEN E, CHICAGO, IL.

PERMANENT INDEX NUMBER (PRIOR TO DIVISION): 11-30-413-008-000

