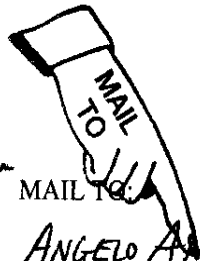


# UNOFFICIAL COPY



MAIL TO

ANGELO ANGELAKOS

830 E. HIGGINS, #111-S

SCHAUMBURG, IL

60173



Doc#: 0533626003 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/02/2005 09:12 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

THIS INSTRUMENT made this 4<sup>th</sup> day of November, 2005 between 1150-56 CORNELIA LLC, an Illinois limited liability company, 1246 West George, Chicago, Illinois 60657, 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 Andrena Rodgers, ~~a single woman~~, as GRANTEE.

\*M. (unmarried)

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 her 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:

UNIT NO. 1156-3 IN 1150-56 CORNELIA CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 20 AND 21 IN BLOCK 3 IN ERNST J. LEHMAN'S SUBDIVISION OF LOT 4 IN THE ASSESSOR'S DIVISION OF THE NORTH WEST ¼ OF THE SOUTH EAST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 3, 2005 AS DOCUMENT NUMBER 0527618000 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-20-401-003-0000

COMMON ADDRESS: 1156 West Cornelia, Unit 1156-3, Chicago, Illinois 60657

Together with all and singular the hereditament 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 hereditament 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 real estate set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for The 1150-56 Cornelia Condominium Association made October 3, 2005 and recorded on October 3, 2005 in the Office of the Recorder of Cook County, Illinois as Document Number 0527618060 (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

51025001NNM

300

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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 incumbered 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:

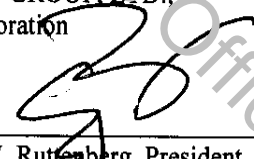
- a. current non-delinquent real estate taxes and taxes for subsequent years;
- b. special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- c. the Condominium Property Act of the State of Illinois and the Municipal Code of the City of Chicago, Section 13-72 et seq., including all amendments thereto;
- d. the Declaration, including all amendments and exhibits attached thereto;
- e. public, private and utility easements including any easements established by or implied from the Declaration, or amendments thereto;
- f. covenants, conditions, agreements, building lines and restrictions of record including building line restrictions and building restrictions, if any, so long as they do not interfere with the use of the use of the Dwelling Unit as a condominium unit;
- g. applicable building and zoning laws, statutes, ordinances and restrictions;
- h. roads and highways, if any;
- i. leases and licenses affecting Common Elements and/or the common property governed and operated by the Association;
- j. 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 the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed;
- k. matters over which the Title Company is willing to insure;
- l. acts done or suffered by the Grantor or anyone claiming by, through or under the Grantee; and
- m. Grantee's mortgage.

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.

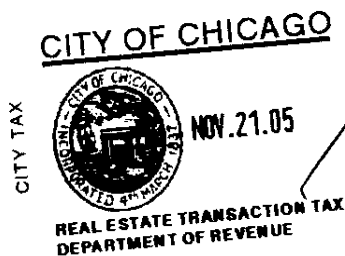
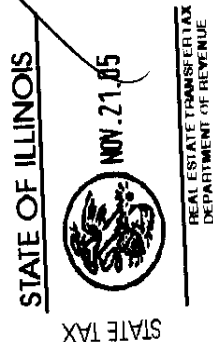
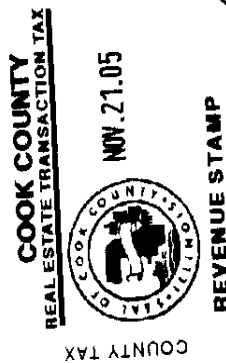
1150-56 CORNELIA LLC,  
an Illinois limited liability company

By: THE BRIXTON GROUP, LTD.,  
an Illinois corporation  
Its: Manager

By:   
Geoffrey W. Ruttenberg, President

REAL ESTATE TRANSFER TAX
00140.00
FP326657

REAL ESTATE TRANSFER TAX
00280.00
FP326703



REAL ESTATE TRANSFER TAX
02100.00
FP326675

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STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )

I, Nancy Schiavone, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Geoffrey W. Ruttenberg, as President of THE BRIXTON GROUP, LTD., an Illinois corporation, as manager of 1150-56 CORNELIA 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 4<sup>th</sup> day of November, 2005.



Nancy Schiavone  
Notary Public

This instrument was prepared by:  
Nancy Schiavone, Esq. 54 West Hubbard Street, Concourse Level, Chicago, IL 60610

Send subsequent tax bills to:

ANDRENA RODGERS  
1156 W. CORNELIA, #3  
CHICAGO, IL 60657

Property of Cook County Clerk's Office