

# UNOFFICIAL COPY



1st of 3

**This Document Prepared By:**

NVG Residential, LLC  
2000 N. Lincoln Park West  
Chicago, Illinois 60614

Doc#: 0605342141 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/22/2006 11:05 AM Pg: 1 of 2

**Address of Real Estate:**

2625 N. Clark Street  
Unit 705  
Chicago, Illinois 60614

## SPECIAL WARRANTY DEED

The GRANTOR, 2625 North Clark Street, LLC, an Illinois limited liability company, 2625 North Clark Street, City of Chicago, State of Illinois, for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby Convey and Warrant to the GRANTEE, Jennifer Baldrick having an address of 833 Woodland Heights Blvd., Streamwood, IL 60107 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit

PARCEL 1: UNIT(S) 705 PARKING UNIT(S) N/A, N/A IN THE CLARK PLACE PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9, 10 AND THE WEST 30 FEET OF THE EAST 100 FEET OF LOT 11 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF OUTLOT "A", IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0517939096 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0517939095.

PARCEL 3: THE EXCLUSIVE RIGHT TO USE OF STORAGE LOCKER N/A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0517939096 .

P.I.N.#: 14-28-307-004-0000;14-28-307-007-0000

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT 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 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.

(A) THE TENANT, IF ANY, OF UNIT(S), 705, HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

CITY OF CHICAGO

REAL ESTATE  
TRANSFER TAX

FEB. 16. 06

02043.75

# 0000008290

FP 102805

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

Box 334

no  
ABS

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**Subject to:** General real estate taxes not yet due and payable at the time of closing; building line, use or occupancy restrictions, conditions or covenants of record; zoning laws or ordinances which conform to the present usage of the Premises; public and utility easements which serve the Premises; public roads and highways, if any; all rights, easements, restrictions, conditions and reservations of record or contained in the declaration and a reservation by the 2625 North Clark Street Private Residences Condominium Association ("the Association") to itself, its successors and assigns, for the benefit of all unit owners at the condominium, of rights and easements set forth in the declaration; provisions of the Condominium Property Act of Illinois ("the Act"); acts done or suffered by Buyer, or any claiming, by, through, or under Buyer; and liens and other matters as to which the title insurer commits to insure Buyer against loss or damage, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Premises forever.

DATED this 2nd day of February, 2006

2625 NORTH CLARK STREET, LLC,  
an Illinois limited liability company

BY: NVG RESIDENTIAL, INC.,  
an Illinois corporation, its Manager

BY: *Nicholas V. Gouletas*  
NAME: Nicholas V. Gouletas  
ITS: Chairman

State of Illinois  
County of Cook

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nicholas V. Gouletas of NVG Residential Inc., being a member of 2625 NORTH CLARK STREET, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of February, 2006



*Kellie Williams*  
Notary Public

After recording, please mail to:

Jennifer Baldrice  
833 Woodland Hgts Blvd.  
Streamwood, IL 60107

Please send subsequent tax bills to:

Jennifer Baldrice  
833 WOODLAND Hgts Blvd  
STREAMWOOD, IL 60107

