

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED ILLINOIS



Doc#: 0605842000 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/27/2006 07:11 AM Pg: 1 of 3

### UPON RECORDING MAIL TO:

~~Myles A. Cochran, Esq.~~ *Holiday C. Terr*  
~~Stahl Cowen Crowley, LLC~~ *203 N. LaSalle, Suite 2000*  
~~55 West Monroe, Suite 500~~  
~~Chicago, IL 60603~~ *60601*

### SEND SUBSEQUENT TAX BILLS TO:

**Eric and Vanessa Herman**  
3217 West Leland, Unit 2W  
Chicago, IL 60625

The grantor, **3217 WEST LELAND LLC**, an Illinois limited liability company ("Grantor"), of 615 West Washington, Glencoe, Illinois 60022, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **ERIC HERMAN AND VANESSA HERMAN, as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY** ("Grantee"), of Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: SEE ATTACHED EXHIBIT A, and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: the Illinois Condominium Property Act; the Declaration of Condominium and all amendments thereto (referenced in Exhibit A); applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; covenants, conditions and restrictions of record; and, general real estate taxes for the year 2005 and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above 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 of Condominium 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.

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.

The Tenant of Unit 2W had no right of first refusal.

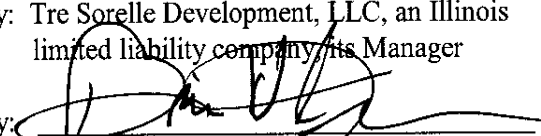
Permanent Real Estate Index Number: 13-14-207-013-0000

Address of real estate: 3217 West Leland, Unit 2W and P-1, Chicago, Illinois 60625

Dated this 7<sup>th</sup> day of February, 2006.

3217 West Leland LLC, an Illinois limited liability company

By: Tre Sorelle Development, LLC, an Illinois limited liability company, its Manager

By:   
Brian W. Troglia, Managing Member

*Box 334*

*UP 837712*

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EXHIBIT A

## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NO. 2W AND P-1 IN LELAND EIGHT AT ALBANY PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:


LOTS 6 AND 7 IN THE NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT THE NORTHWESTERN ELEVATED RAILROAD YARDS AND RIGHT OF WAY) WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0603219019 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN HE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.


### PARCEL 2:


THE (EXCLUSIVE) RIGHT TO THE USE OF STORAGE AREA S-2W, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0603219019.

PROPERTY INDEX NUMBER: 13-14-207-013-0000

COMMONLY KNOWN AS: 3217 West Leland, Chicago, Illinois 60625

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000092840	REAL ESTATE TRANSFER TAX
	FEB. 22. 06		00345.00
			FP 102808

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000093067	REAL ESTATE TRANSFER TAX
	FEB. 22. 06		00172.50
			FP 102802

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 9EE800000	REAL ESTATE TRANSFER TAX
	FEB. 22. 06		02587.50
			FP 102805

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State of Illinois )  
                          )SS  
County of Cook    )

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brain W. Troglia, as Managing Member of Tre Sorelle Development LLC, an Illinois limited liability company, as Manager of 3217 West Leland LLC, and Illinois limited liability company, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 7<sup>th</sup> day of February, 2006.

*Tami A. Deacon*  
Notary Public "OFFICIAL SEAL"  
TAMI A. DEACON  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2/18/2008

This instrument prepared by: Myles A. Cochran, Esq.  
Stahl Cowen Crowley LLC  
55 West Monroe Street, Suite 500  
Chicago, Illinois 60603

Property of Cook County Clerk's Office