



Doc#: 0606742184 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/08/2006 01:53 PM Pg: 1 of 5

MAIL TO:

Dan Martin
1555 W. Montana Ave. Unit 4S
Chicago, IL 60614

CTZ STS 083271 E-G-10A1 L-ND

(The Above Space For Recorder's Use)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15 day of Feb. 2006 between 1555 MONTANA, L.L.C., an limited liability company 1043 Florida, Elk Grove Village, Il 60007 created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and ~~RONALD~~ DAN MARTIN AND AMY ALLEN, 3519 S. Racine, Chicago, Il 60657 as Grantee. DAVID

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALLEN 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, State of Illinois and described as follows to wit:

UNIT NUMBER 4S IN THE WRIGHTWOOD PARK TERRACES
CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING
DESCRIBED REAL ESTATE:

PARCEL 1:


LOT 33, INCLUDING THAT PORTION OF THE VACATED PUBLIC STREET FURTHER DESCRIBED AS THE SOUTH 8.00 FEET OF THE WEST 83.0 FEET OF THAT PORTION OF WEST MONTANA STREET, LYING EAST OF NORTH ASHLAND AVENUE AS WIDENED, LOT 34 AND LOT 35 ALL IN LILL AND MUELLER'S SUBDIVISION OF LOTS 7 AND 8 IN THE ASSESSOR'S DIVISION OF BLOCK 42 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTH WEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS :

EXCEPTION PARCEL 1 :


THAT PART OF LOT 33, INCLUDING THAT PORTION OF THE VACATED PUBLIC STREET FURTHER DESCRIBED AS THE SOUTH 8.00 FEET OF THE WEST 83.0 FEET OF THAT PORTION OF WEST MONTANA STREET, LYING EAST OF NORTH ASHLAND AVENUE AS WIDENED, LOT 34 AND LOT 35, LYING BELOW A HORIZONTAL PLANE OF +27.13 CITY OF CHICAGO DATUM, AND LYING ABOVE A HORIZONTAL PLANE OF +12.80 CITY OF CHICAGO DATUM, ALL IN LILL AND MUELLER'S SUBDIVISION OF LOTS 7 AND 8 IN THE ASSESSOR'S DIVISION OF BLOCK 42 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 8.00

Box 334


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STATE OF ILLINOIS
 STATE TAX

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 MAR. - 3.06

970E600000 #
 0059000
 FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 MAR. - 3.06

0000093274 #
 0029000
 FP 102802

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 CITY TAX

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 MAR. - 3.06

0000008505 #
 0442500
 FP 102805

Property of Cook County Clerk's Office

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FEET OF THE WEST 83.0 FEET OF THAT PORTION OF WEST MONTANA STREET, LYING EAST OF NORTH ASHLAND AVENUE AS WIDENED; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 8.00 FEET OF WEST MONTANA STREET, A DISTANCE OF 19.10 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH ASHLAND AVENUE AS WIDENED, A DISTANCE OF 3.69 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF W. MONTANA STREET, A DISTANCE OF 2.82 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH ASHLAND AVENUE AS WIDENED, A DISTANCE OF 5.94 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF WEST MONTANA STREET, A DISTANCE OF 2.26 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH ASHLAND AVENUE AS WIDENED, A DISTANCE OF 24.63 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF WEST MONTANA STREET, A DISTANCE OF 2.07 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH ASHLAND AVENUE AS WIDENED, A DISTANCE OF 6.60 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF W. MONTANA STREET, A DISTANCE OF 17.51 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF NORTH ASHLAND AVENUE AS WIDENED, A DISTANCE OF 4.13 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF WEST MONTANA STREET, A DISTANCE OF 4.80 FEET TO A POINT IN THE EAST LINE OF NORTH ASHLAND AVENUE AS WIDENED, SAID POINT BEING 36.73 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 8.0 FEET OF VACATED WEST MONTANA STREET; THENCE NORTH ALONG THE EAST LINE OF NORTH ASHLAND AVENUE AS WIDENED, A DISTANCE OF 36.73 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL 2 :

THAT PART OF LOT 33, INCLUDING THAT PORTION OF THE VACATED PUBLIC STREET FURTHER DESCRIBED AS THE SOUTH 8.00 FEET OF THE WEST 83.0 FEET OF THAT PORTION OF WEST MONTANA STREET, LYING EAST OF NORTH ASHLAND AVENUE AS WIDENED, LOT 34 AND LOT 35 LYING BELOW A HORIZONTAL PLANE OF +27.13 CITY OF CHICAGO DATUM, AND LYING ABOVE A HORIZONTAL PLANE OF +12.80 CITY OF CHICAGO DATUM, ALL IN LILL AND MUELLER'S SUBDIVISION OF LOTS 7 AND 8 IN THE ASSESSOR'S DIVISION OF BLOCK 42 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF NORTH ASHLAND AVENUE AS WIDENED AND THE SOUTH LINE OF SAID LOT 35; THENCE NORTH ALONG THE EAST LINE OF NORTH ASHLAND AVENUE AS WIDENED, A DISTANCE OF 35.98 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 35, A DISTANCE OF 4.82 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH ASHLAND AVENUE AS WIDENED, A DISTANCE OF 2.40 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 35, A DISTANCE OF 16.92 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH ASHLAND AVENUE AS WIDENED, A DISTANCE OF 6.02 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 35, A DISTANCE OF 4.77 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH ASHLAND AVENUE AS WIDENED, A DISTANCE OF 9.34 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 35, A DISTANCE OF 5.96 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH ASHLAND AVENUE AS WIDENED, A DISTANCE OF 10.70 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 35, A DISTANCE OF 7.39 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH ASHLAND AVENUE AS WIDENED, A DISTANCE OF 7.52 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 35, SAID POINT BEING 39.86 FEET EAST OF THE EAST LINE OF NORTH ASHLAND AVENUE, AS WIDENED; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 35, A DISTANCE OF 39.86 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0529803019 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-6, AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER

PIN: 14-29-318-001; 14-29-318-002; 14-29-318-003

ADDRESS OF PROPERTY: 1515 W. MONTANA, CHICAGO, ILLINOIS 60657

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.

There are no Tenants in the Unit with the right of first refusal.

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 for the benefit of the remaining property described therein.

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 GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

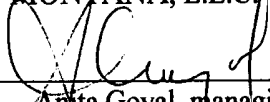
1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Easement Agreement with Wrightwood Terrace Park Commercial Condominium Association;
4. Public and utility easements;
5. Covenants, conditions, restrictions of record as to use and occupancy;
6. Applicable zoning and building laws, ordinances and restrictions;
7. Roads and highways, if any;
8. Provisions of the Condominium Property Act of Illinois;
9. Installments due after the date of closing of assessments established pursuant to the Declaration;
10. Grantee's mortgage, and
11. acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

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

1555 MONTANA, L.L.C.

By: 
Anita Goyal, managing member

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 Anita Goyal, the managing member of 1555 MONTANA, LLC, an 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, for the uses and purposes therein set forth

Given under my hand and notary seal, this 15 day of FEB, 2006


NOTARY PUBLIC



This Deed was prepared by: David Chaiken, 111W. Washington, Chicago, IL 60602

Send Subsequent tax bills to:

Dan Martin
1555 W. Montana Ave Unit 45
Chicago, IL 60614

PROPOSED BY COOK COUNTY CLERK'S OFFICE