

UNOFFICIAL COPY

SPECIAL WARRANTY
DEED
TENANCY BY THE ENTIRETY



Doc#: 0607243177 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/13/2008 01:24 PM Pg: 1 of 4

This space reserved for Recorder's use only.

GRANTOR,
WRIGHTWOOD-
PAULINA, LLC, an Illinois
limited liability company,
having its principal place of
business at 900 N. North
Branch, Chicago, Illinois
60622, for and in
consideration of Ten and
No/100 Dollars (\$10.00) and
other good and valuable
consideration in hand paid, does hereby

REMISE, RELEASE, ALIEN AND CONVEY to the grantee(s),

STEVEN M. ROSENBERG AND HILARY ROSENBERG, his wife, 2611 N. Southport,
Chicago, Illinois, the following described real estate, to wit (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Nos: 14-30-403-099-0000
Commonly Known As: 2612 N. Paulina, Chicago, Illinois

TO HAVE AND TO HOLD said premises as husband and wife, NOT in Tenancy in Common NOR
as Joint Tenants, but as TENANTS BY THE ENTIRETY, forever.

SUBJECT TO: (1) General real estate taxes for the 2nd Installment of 2005 and subsequent years; (2) Terms, provisions, covenants, conditions and restrictions contained in and rights and easements established by the Declaration of Ownership and of Easements, Restrictions, Covenants and By-Laws for the Columbia Place South Homes Owners' Association recorded August 14, 2004 as Document No. 0416639115, as amended from time to time; (3) Terms, Conditions, Restrictions and Covenants Contained in the Access Easement Agreement (Common Area) dated June 4, 2004 and Recorded June 14, 2004 as Document No. 0416639119; (4) Terms, Conditions, Restrictions and Covenants Contained in the Access Easement Agreement (Easement Parcel) dated June 4, 2004 and Recorded June 14, 2004 as Document No. 0416639120; (5) Environmental Disclosure Document for Transfer of Real Property Recorded November 21, 1991 as Document 91612394; (6) Applicable zoning and building laws and ordinances and other ordinances of record; (7) Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (8) Utility Easements, if any, whether recorded or unrecorded; (9) Covenants, conditions, restrictions easements and agreements of record; and (10) Liens and other matters of title over which the Title Company is willing to insure without cost to Grantee, provided none of the foregoing materially adversely affect Grantee's use of the Property as a single family residence.

Box 400-CTCC

1/3

DB DA CB

8297477

4


UNOFFICIAL COPY


And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee(s), 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 encumbered 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, it WILL WARRANT AND FOREVER DEFEND.


IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the 10th day of March, 2006

WRIGHTWOOD-PAULINA, LLC
an Illinois limited liability company

By 
James D. Letchinger, its Managing Member

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000004806	REAL ESTATE TRANSFER TAX
	MAR. 10.06		0094900
			FP 103024

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000002799	REAL ESTATE TRANSFER TAX
	MAR. 10.06		0047450
			FP 103022

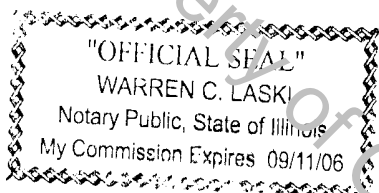
CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 0000003154	REAL ESTATE TRANSFER TAX
	MAR. 10.06		0711750
			FP 103023

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that James D. Letchinger, the Managing Member of Wrightwood-Paulina, 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 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 limited liability company for the uses and purposes therein set forth.

Given under my hand and notary seal this 10th day of March, 2006.



Warren C. Laski

 Notary Public

Prepared By: WARREN C. LASKI, ESO, 1751 W. Surf Street, Chicago, Illinois 60657
 Tax Bill To: STEVEN M. ROSENBERG, 2612 N. Paulina, Chicago, Illinois 60614
 Return To: ROBERT S. ROSS, ESQ., 500 N. Michigan Ave., Suite 1915, Chicago, Illinois 60611

UNOFFICIAL COPY**EXHIBIT "A"**
LEGAL DESCRIPTION**PARCEL 1:**

THE EAST 122.00 FEET OF LOT 2, LYING SOUTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF AT A POINT 151.00 FEET NORTH OF THE SOUTHEAST CORNER THEREOF AND LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF AT A POINT 126.33 FEET NORTH OF SAID SOUTHEAST CORNER IN THE NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER COMMON AREAS AS CREATED BY THE DECLARATION OF OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE COLUMBIA PLACE SOUTH HOMES OWNERS' ASSOCIATION RECORDED AS DOCUMENT 0416639115:

AFFECTS THE WEST 18 FEET OF THE EAST 140 FEET OF THE SOUTH 675 FEET OF LOT 2 AFORESAID.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS TO PAULINA STREET OVER THE "EASEMENT PARCEL" AS CREATED BY THE ACCESS EASEMENT AGREEMENT RECORDED AS DOCUMENT 0416639120.

AFFECTS THE EAST 122 FEET OF THE SOUTH 675 FEET OF LOT 2, LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF AT A POINT 640.85 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, IN AFORESAID SUBDIVISION.