

SPECIAL WARRANTY DEED

THE GRANTOR, EDDIE C. ISHOO AND ERICA J. VAGO, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of (\$10.00) Ten and no\100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS TO:

Anthony Sapienza, an unmarried man and  
Johannah Bourbreaux an unmarried woman,  
1408 Hinman Unit G  
Evanston, Illinois 60201

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT GW IN SHERWIN ESTATES CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 9 IN BLOCK 8 IN F.H. DOLAND'S SUBDIVISION OF THE 590 FEET EAST AND ADJOINING THE WEST 175 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONOMINIUM OWNERSHIP RECORDED OCTOBER 24, 2005, AS DOCUMENT 0529710004, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-6 and S-6, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND THE SURVEY ATTACHED THERETO.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; 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 PROVISIOS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.


To have and to hold not as tenants in common, but as joint tenants and releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois as necessary as this is investment property.

**SUBJECT TO:** (i) non-delinquent general real estate taxes and special taxes or assessments; (ii) the provisions of the Act and Code, including all amendments thereto; (iii) the provisions of the Condominium Documents including all amendments and exhibits thereto; (iv) applicable zoning and building laws and ordinances and other ordinances of record; (v) encroachments, if any; (vi) acts done or suffered by the Purchaser or anyone claiming by through or under Purchaser; (vii) leases and licenses affecting the Common Elements; (viii) covenants, conditions agreements, building lines and restrictions of record; (ix) easements recorded at anytime prior to Closing, including any easements established by or implied from the Declaration or amendments thereto; and (x) liens, encroachments and other matters over which the Title Insurance Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in (v), (vii), (viii) or (ix) above shall not prohibit the Purchaser's use of the Unit as a single family condominium residence; (xi) general real estate taxes for the year 2005 and subsequent years.

If applicable, the Tenant of the Unit Either Waived or Failed to Exercise the Option to Purchase the Subject Unit, or the Tenant Did Not Have an Option to Purchase the Unit Unless the tenant Is the Purchaser.

The Grantors warrants to the grantee that they have not created or permitted to be created any lien, charge or encumbrance against said real estate which is not shown among the title exceptions listed above or in an applicable commitment for title insurance; and grantor covenants that it will defend said premises to the extent of the warranties made herein against lawful claims of a persons.

1340547 02 of 3  
FIRST AMERICAN TITLE order #

  
0608120018D  
Doc#: 0608120018 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/22/2006 10:32 AM Pg: 1 of 2




# UNOFFICIAL COPY

Permanent Real Estate Index Number(s): 11-29-316-002-0000 (Underlying Original Parcel-to be divided with separate pin to be issued by the recorders office)

Address(es) of Real Estate: 1543 West Sherwin Avenue Unit GW

IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents this 27th Day of February, 2006.

  
Eddis C. Ishoo (SEAL)

  
Erica J. Vago (SEAL)

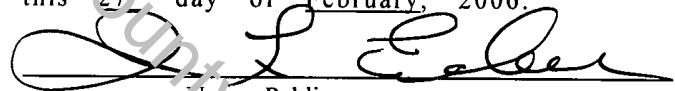


State of Illinois )  
                          ) SS  
County of Cook )

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State Aforesaid, DO HEREBY CERTIFY that the above signed personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, 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 27<sup>th</sup> day of February, 2006.

Commission expires 6-20 2008


  
Notary Public


This instrument was prepared by:  
Ian L. Erdos  
Erdos & Associate  
4730 N. Leamington  
Chicago, Illinois 60630

After recording please MAIL TO:  
JAMES P. ZIEGLER  
221 N. LA SALLE ST. 32ND FL  
CHICAGO, IL 60601

CITY OF CHICAGO	
 MAR. 15.06	REAL ESTATE TRANSFER TAX
CITY TAX # 000002119	02122.50
	FP 102812
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

SEND SUBSEQUENT TAX BILLS TO:  
ANTHONY SAPIENZA  
1543 W. SHERWIN AVE. UNIT GW  
CHICAGO, IL 60626

STATE OF ILLINOIS	
 MAR. 15.06	REAL ESTATE TRANSFER TAX
STATE TAX # 0000024080	00283.00
	FP 103027
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
 MAR. 15.06	REAL ESTATE TRANSFER TAX
COUNTY TAX # 0000024285	0014.150
	FP 103028
REAL ESTATE TRANSACTION TAX REVENUE STAMP	