

# UNOFFICIAL COPY



Chicago Title Insurance Company

## SPECIAL WARRANTY DEED- ILLINOIS STATUTORY



0608302146D

Doc#: 0608302146 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/24/2006 09:35 AM Pg: 1 of 4

400835  
TICOR TITLE

Property of Cook County Clerk's Office

THE GRANTOR, Oakley Square LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Michael J. Finnane III Sarah Finnane, of 655 W. Irving Park Road #1808, Chicago, Illinois 60613 of the County of Cook, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT 'A' ATTCHED HERETO AND MADE A PART HEREOF.

**SUBJECT TO:** SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

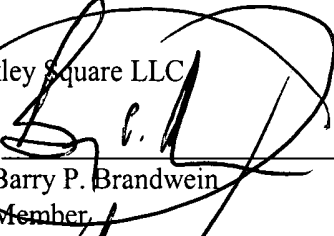
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

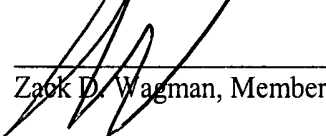
Permanent Real Estate Index Number: 14-07-319-018-0000  
Address of Real Estate: Unit 1F, 4850-52 N. Oakley, Chicago, Illinois 60625

Dated this 3rd day of March, 2006

Note: The Tenant of the Unit had no right of first refusal.

Oakley Square LLC

By:   
Barry P. Brandwein  
Member

  
Zack D. Wagman, Member

BOX 15

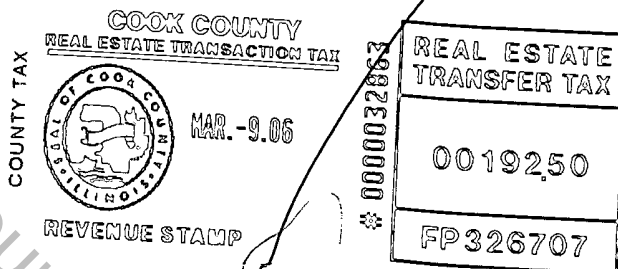
# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

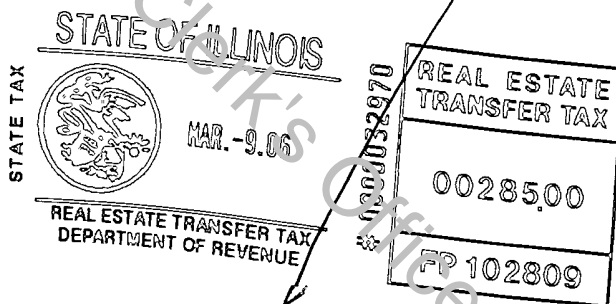
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Barry P. Brandwein and Zack D. Wagman, personally known to me to be Members of Oakley Square LLC, an Illinois limited liability company, and personally known to me to be same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 3rd day of March, 2006

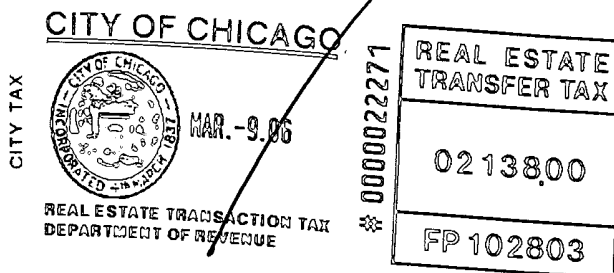
Michael Brandwein (Notary Public)



**Prepared By:** Michael Brandwein  
1 N. LaSalle St. #1450  
Chicago, Illinois 60602



**Mail To & Address of Taxpayer:**  
Michael and Sarah Finnane  
Unit 1F, 4850 N. Oakley  
Chicago, Illinois 60625



# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

UNIT NUMBER 1-F IN THE 4850-52 NORTH OAKLEY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 (EXCEPT THE NORTH 14 1/2 FEET THEREOF) ALL OF LOT 4 IN BLOCK 3, IN JOHN BAUER'S SUBDIVISION OF THE SOUTH 4 ACRES OF THE NORTH 12 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0603119051; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE THE PARKING SPACE P-1F, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "B" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

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. 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.

### Subject to:

(a) general real estate taxes not due and payable at the time of closing; (b) the Act; (c) the Declaration and Condominium Documents; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g)

# UNOFFICIAL COPY

utility easements; (h) encroachments of the Condominium Property; (i) liens and other matters of title over which the Ticor Title Insurance Company is willing to insure over without cost to Purchaser.

Property of Cook County Clerk's Office