

UNOFFICIAL COPY

4365216 (1/3)
**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

GIT



Doc#: 0609653038 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/06/2006 07:51 AM Pg: 1 of 5

THIS AGREEMENT, made this 23rd day of March, 2006 between **LOGAN VIEW, LLC**, a limited liability company, duly authorized to transact business in the State of Illinois, party of the first part, and

Shehzad H. Hoosein, an unmarried man,
849 West Newport Ave., #2
Chicago, Illinois, 60637

party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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, of the party of the first part, either in law or 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 party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its 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 DEFEND, subject to:
SEE ATTACHED EXHIBIT "B"

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 Logan View 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.

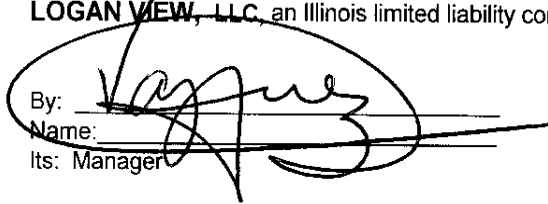
This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): Part of 13-36-100-009, 13-36-100-015, 13-36-100-025, and 13-36-100-027

Address of Real Estate: 3125 West Fullerton, Unit 204, Chicago, IL 60647

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Vice President, this 23rd day of March 2006.

LOGAN VIEW, LLC, an Illinois limited liability company

By: 
Name: _____
Its: Manager

UNOFFICIAL COPY

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 Carlos Vazquez, the Manager, personally known to me to be of Logan View, LLC, appeared, before me this day in person and Serverally acknowledged that as such Member, he signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth

IMPRESS
 NOTARIAL
 SEAL
 HERE

Given under my hand and official seal this 23 day of March, 2006



Denise C. Krutzler

 NOTARY PUBLIC

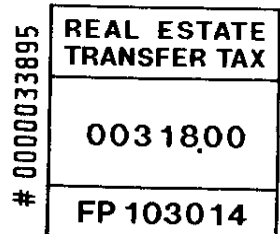
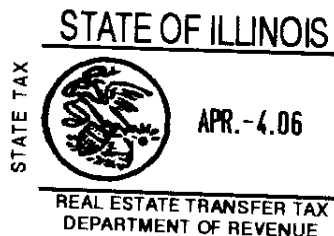
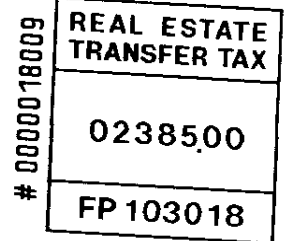
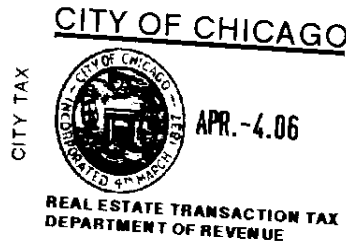
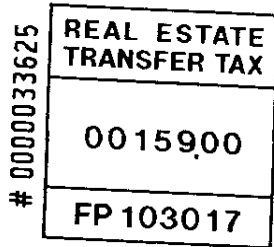
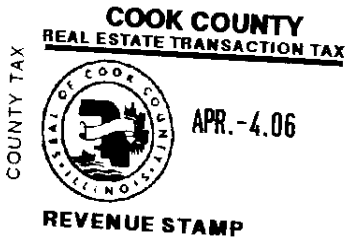
This instrument was prepared by Gary L. Plotnick
 Schain, Burney, Ross, & Citron LTD
 222 North LaSalle Street, Suite 1920
 Chicago, Illinois 60601

MAIL TO:

Jeffrey S. Braiman
4256 N. Arlington Heights Road, Ste. 202
Arlington Heights, IL 60004

SEND SUBSEQUENT TAX BILLS TO:

Shehzad H. Hoosein
 3125 West Fullerton, Unit 204
 Chicago, Illinois 60647



UNOFFICIAL COPY

ORDER NO.: 1301 - 004365216
ESCROW NO.: 1301 - 004365216

STREET ADDRESS: 3125 WEST FULLERTON AVENUE, UNIT #204
CITY: CHICAGO **ZIP CODE:** 60647 **COUNTY:** COOK
TAX NUMBER: 13-36-100-009-0000

Property of Cook County Clerk's Office
Exhibit A

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 204 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LOGAN VIEW CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0608331075, IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. B-29, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws or ordinances.
4. Declaration Of Covenants, Conditions, Restrictions and Easements of Logan View Condominium including any and all amendments and exhibits thereto.
5. The Condominium Property Act of Illinois.
6. Easements, air rights, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
7. Leases, licenses, and encroachments and agreements affecting the Common Elements or the Limited Common Elements (as defined in the Declaration).
8. Acts done or suffered by Buyer or anyone claiming by, through, or under Buyer.
9. Schedule B exceptions listed in Greater Illinois Title Company Commitment Number 4365216.
10. Declaration of Covenants, Conditions, Restrictions and Easements relating to the Commercial Property.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

(continued)

THERE WAS NO TENANT IN THE UNIT PRIOR TO THIS CONVEYANCE AND NO NOTICE WAS THEREFORE REQUIRED TO BE GIVEN UNDER ANY APPLICABLE RULE, LAW OR ORDINANCE.

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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITING AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office