

UNOFFICIAL COPY



Doc#: 0611626183 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/26/2006 11:54 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

After Recording, Mail to:

Aaron P. Zeitner
1247 N. Bosworth Avenue - 1S
Chicago, IL 60622

CST 0613835

**CITY SUBURBAN TITLE
SERVICES COMPANY
2340 RIVER RD.
DES PLAINES, IL 60018**

THIS INDENTURE, is made as of April 7, 2006 between 540 W. Surf, LLC an Illinois limited liability company ("Grantor"), having an address of 1205 N. Dearborn St., Chicago, IL 60610 and: AARON ZEITNER ("Grantee"), having an address of: 247 N. Bosworth, Unit 1S, Chicago, IL 60622 → P.

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto Grantee, and to its respective successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

UNIT 546-2-S IN THE 540-48 W. SURF CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 17 AND 18 IN THE SUBDIVISION OF BLOCK 1 IN GILBERT HUBBARD'S ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM DATED FEBRUARY 14, 2006 AND RECORDED MARCH 16, 2006 AS DOCUMENT NUMBER 0607510005 IN COOK COUNTY, ILLINOIS. *see attached complete legal description*

Permanent Index Number: 14-28-117-022-0000

Address of Property: 546 W. Surf, Unit 2-S, Chicago, IL 60657

Grantor also grants to 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 aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements for the benefit of said Property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration or any Amended 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.

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This Deed is subject to: (1) general real estate taxes for 2006 and subsequent years; (2) the Condominium Act and the Condominium Declaration including all amendments and exhibits thereto; (3) applicable zoning and building laws and other ordinances of record; (4) encroachments, if any; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) leases and licenses affecting the Common Elements; (8) covenants, conditions, restrictions, easements and agreements of record; and (9) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and, if applicable (10) the existing lease or tenancy to which Grantee has agreed to take subject pursuant to the terms of the Condominium Purchase Contract with Grantor.

The Tenant of this Unit has waived or failed to exercise the right of first refusal to purchase the Unit; or the Tenant has no right of first refusal; or the Tenant is the Purchaser and Grantee hereunder. GRANTOR HEREBY CERTIFIES THAT THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, Grantor has hereto caused the foregoing Special Warranty Deed to the signed and delivered as of the day and year first above written.

540 W. Surf, LLC, an Illinois Limited Liability Company

By: [Signature]
Title: Manager

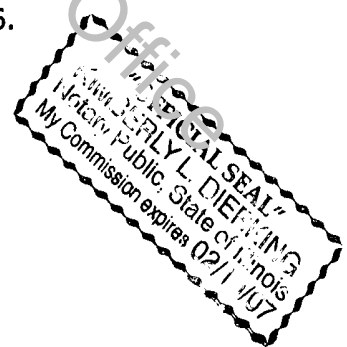
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Shawn Clark, 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 own free and voluntary act as Manager of 540 W. Surf, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of April, 2006.

My Commission expires:

[Signature]
Notary Public



This document prepared by:

Lawrence A. Guzik, Esq.
Attorney at Law
330 E. Main St., Suite 215
Barrington, IL 60010

Send Subsequent tax bills to:

AARON Zeitner
1247 N. Bosworth Ave. - 1S
Chicago, IL 60622

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Legal Description

of premises commonly known as 546 WEST SURF UNIT 2S, CHICAGO, ILLINOIS 60657

UNIT 546-2-S IN THE 540-48 W. SURF CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 17 AND 18 IN THE SUBDIVISION OF BLOCK 1 IN GILBERT HUBBARD'S ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM DATED February 14, 2006, AND RECORDED MARCH 16, AS DOCUMENT 0607510005 AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS THEY ARE FILED OF RECORD PURSUANT TO THE DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGE SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PERMANENT TAX NUMBER: 14-28-117-022

City of Chicago
Dept. of Revenue
429733
04/21/2006 11:20 Batch 11830 46



Real Estate
Transfer Stamp
\$1,590.00

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 21. 06
REVENUE STAMP



0000188178

REAL ESTATE
TRANSFER TAX
00106.00
FP326670

STATE TAX
STATE OF ILLINOIS
APR. 21. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



0000093420

REAL ESTATE
TRANSFER TAX
00212.00
FP326669