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SPECIAL WARRANTY DEED Statutory (ILLINOIS)

THIS AGREEMENT, made this 21st day of April, 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

4366415

Henry C.

Torres and Diane 1. Torres, husband and wife of 906 Surf Lane, Vero Peach, Florida, not as Tenants in Common but as Joint Tenants,



Doc#: 0611847040 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 04/28/2006 08:36 AM Pg: 1 of 4

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:

SEC 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 NAVE 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 cover.ant, 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 312, Parking Space B-17, Chicago, IL 60647

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

LOGAN VIEW, LLC, an Illinois limited liability company

Ita: Maria

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STATE OF ILLNOIS)
) 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 see! this 21st day of pril, 2006

OFFICIAL SEAL
Commission DENISE C. KRUTZLER

Notary Public - State of Illinois
My Commission Expires August 13-2007

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:

Kimberly A. Duda 19 South LaSalle, Ste. 1500

Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Leah N. Torres 3125 West Fullerton, Unit 312 Chicago, Illinois 60647

STATE OF ILLINOIS



APR.25.06

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX

00278.00

FP 103014

CITY OF CHICAGO



APR.25.06

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX

02085,00

FP 103018

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR.25.06

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0013900

FP 103017

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EXHIBIT "B"

SUBJECT TO:

- 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.
- Applicable zoning and building laws or ordinances.
- 4. Declaration Of Covenants, Conditions, Restrictions and Easements of Logan View Condominium including any and all ame, drients 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 encroac'in ents and agreements affecting the Common Elements or the Limited Common Elements (as defined in the Decir. ation).
- 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 4366415.
- Declaration of Covenants, Conditions, Restrictions and Easements relating to the Commercial Property.

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ORDER NO.: 1301 - 004366415 ESCROW NO.: 1301 _ 004366415

STREET ADDRESS: 3125 WEST FULLERTON UNIT 312

CITY: CHICAGO

ZIP CODE: 60647

COUNTY: COOK

TAX NUMBER: 13-36-100-009-0000

STREET ADDRESS: 3111-35 WEST FULLERTON

CITY: CHICAGO

ZIP CODE: 60647

COUNTY: COOK

TAX NUMBER: 13-36-100-015-0000

STREET ADDRESS: 3111-35 WEST FULLERTON

CITY: CHICAGO

ZIP CODE: 60647

COUNTY: COOK

TAX NUMBER: 13-36-100-025-0000

STREET ADDRESS: 3111-35 WEST FULLERTON

CITY: CHICAGO

ZIP CODE: 60647

COUNTY: COOK

TAX NUMBER: 13-36-10)-027-0000

LEGAL DESCRIPTION:

Ethedule 'A! UNIT 312 TOGETHER WITH ITS UNDIVIDED PLRCENTAGE 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 DIA COMPS OFFICE NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PAYLEGAL 12/99 DG

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