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13
4365219
SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)

GIT



Doc#: 0612547059 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/05/2006 08:15 AM Pg: 1 of 5

THIS AGREEMENT, made this 27th 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

^{S.} **Kevin Bigman** and ^{R.} **Laura Bigman**, husband and wife, of 1501 West Henderson, Unit 1F, Chicago, Illinois, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety

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 305, Parking Space B-19, Chicago, IL 60647

th
27th In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Vice President, this day of April, 2006.

LOGAN VIEW, LLC, an Illinois limited liability company

By:
Name: Logan View, LLC
Its: Manager

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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 Severally 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 27th day of April, 2006



Commission Expires August 13, 2007

Denise C. Krutzler
NOTARY PUBLIC

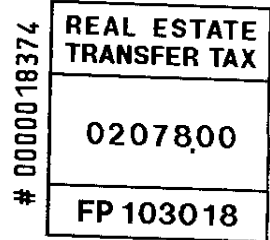
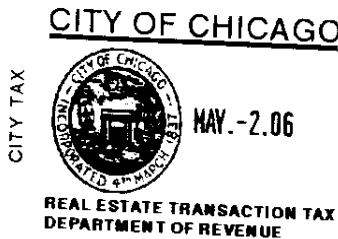
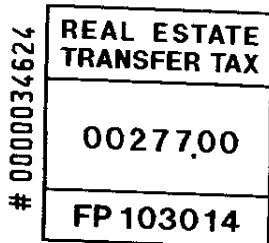
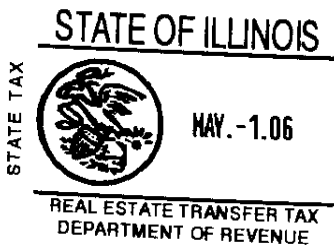
This instrument was prepared by Gary L. Plotnick
Schain, Burney, Ross, & Citron LTD
222 North LaSalle Street, Suite 1920
Chicago, Illinois 60601

MAIL TO:

Joseph Frank Milito
732 West Fullerton, Ste. 2F
Chicago, Illinois 60614

SEND SUBSEQUENT TAX BILLS TO:

Kevin Bigman
3125 West Fullerton, Unit 305
Chicago, Illinois 60647



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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 4365219.
10. Declaration of Covenants, Conditions, Restrictions and Easements relating to the Commercial Property.

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ORDER NO.: 1301 - 004365219
ESCROW NO.: 1301 - 004365219

STREET ADDRESS: 3125 WEST FULLERTON, UNIT 305
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: 13-36-100-027-0000

Property of Cook County Clerk's Office
Exhibit A


LEGAL DESCRIPTION:

PARCEL 1:

UNIT 305 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-19, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAY.-2.06
REVENUE STAMP

0000034352
REAL ESTATE TRANSFER TAX
0013850
FP 103017

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ORDER NO.: 1301 - 004365219
ESCROW NO.: 1301 - 004365219

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STREET ADDRESS: 3125 W. FULLERTON AVE. #305
CITY: CHICAGO **ZIP CODE:** 60647 **COUNTY:** COOK
TAX NUMBER: 13-36-100-009-0000

Property of Cook County Clerk's Office

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