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Doc#: 0613820098 Fee: \$28.00
Eugene "Gene" Moore RHP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/18/2006 09:45 AM Pg: 1 of 3

SPECIAL WARRANTY DEED THIS INDENTURE WITNESSETH,

That the Grantors, **ABC CONSTRUCTION AND HEATING, INC.**, an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois and **BALDOP, LLC**, an Illinois limited liability company duly organized

ABOVE SPACE FOR RECORDER'S USE ONLY

and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **EDWIN ILLESCAS and SHEILA ILLESCAS**, ("Grantees"), whose address is 5517 W. Melrose, Chicago, IL 60641, as husband and wife, as **TENANTS BY THE ENTIRETY**, and not as joint tenants with rights of survivorship, or as tenants in common, of the County of Cook State of Illinois, the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

P.N.T.N.

The tenant has waived or failed to exercise the right of first refusal.

Grantor also hereby grants to the Grantee(s), 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: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

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EXHIBIT "A"

LEGAL DESCRIPTION



PARCEL 1: UNIT NO. 2048-1 IN 2046-2048 WEST ARTHUR
CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE
FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


LOT 13 AND THE WEST 1/2 OF LOT 12 IN ARTHUR AVENUE SUBDIVISION
OF THE SOUTH 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31,
TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4,
1922 AS DOCUMENT NO. 7366967 IN COOK COUNTY, ILLINOIS, WHICH
PLAT OR SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION
OF CONDOMINIUM RECORDED NOVEMBER 28, 2005 AS DOCUMENT NO.
0533218121 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN
THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE
P- 6 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY
ATTACHED TO THE DECLARATION AFORESAID RECORDED AS
DOCUMENT NO. 0533218121.

PERMANENT INDEX NUMBER: 11-31-310-003-0000

ADDRESS OF PROPERTY: 2048 WEST ARTHUR UNIT 1
CHICAGO, ILLINOIS 60645

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|--|--|--|---|--|--|
| STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | STATE OF ILLINOIS MAY. 15.06 000003281 | REAL ESTATE TRANSFER TAX 00242.00 FP 103021 | COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP | COOK COUNTY MAY. 15.06 000003281 | REAL ESTATE TRANSFER TAX 00121.00 FP 103025 |
|--|--|--|---|--|--|

| | | |
|---|---|--|
| CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | CITY OF CHICAGO MAY. 16.06 0000010302 | REAL ESTATE TRANSFER TAX 01815.00 FP 103026 |
|---|---|--|

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:

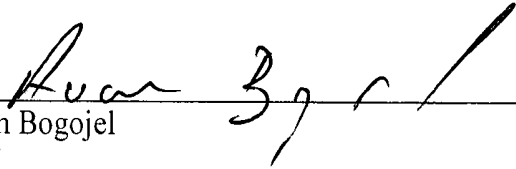
APR 28 2006

BALDTOP, LLC
an Illinois limited liability company

By: 
Anthony Purcell

Its: Manager

ABC CONSTRUCTION AND HEATING, INC.
an Illinois corporation

By: 
Avram Bogojel

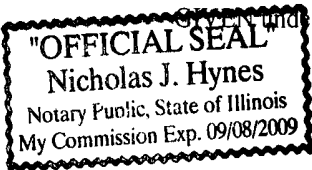
Its: President

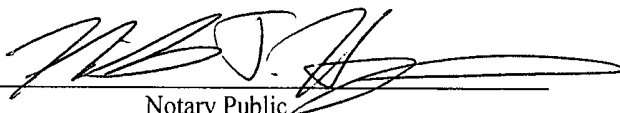
STATE OF ILLINOIS)

COUNTY OF COOK) ss.
)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Anthony Purcell, Manager of Baldtop, LLC, an Illinois limited liability company, and Avram Bogojel, President of ABC Construction and Heating, Inc., an Illinois corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Manager and President, appeared before me this day in person and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act, and as the free and voluntary act of Baldtop, LLC and ABC Construction and Heating, Inc., for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this APR 28 2006 day of APRIL, 2006




Notary Public
My commission expires _____

After Recording Mail to:

James Zazakis
4315 N. Lincoln
Chicago IL 60618

Send Subsequent Tax Bills to:

Edwin and Sheila Illescas
2048 W. Arthur #1
Chicago IL 60645

This Instrument Was Prepared by:
Whose Address Is:

Douglas G. Shreffler
4653 N. Milwaukee Avenue, Chicago, IL 60630