



Doc#: 0614242007 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/22/2006 08:51 AM Pg: 1 of 4

Doc 1043
File # 0614242007
File # 0614242007

SPECIAL WARRANTY DEED

THIS INDENTURE made this 15th Day of May, 2006, between 918 West Ainslie, LLC, an Illinois limited liability company, with its principal place of business located at 425 West North Avenue, Chicago, Illinois 60610, 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, as Grantor and Jacob Tomaw, An Unmarried Individual and Joscelynn Gagnon, An Unmarried Individual, Grantees as JOINT TENANTS, not as tenants in common.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, in these presents does REMISE, RELEASE, ALIEN and CONVEY unto the Grantees, and to their heirs and assigns, FOREVER, all of the following describe real estate, situated in the County of Cook, State of Illinois, known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issue and profits thereof and all the estate, right, title, interest, claim or demand whatsoever, unto the Grantees, either in law or in equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantees, thier heirs and assigns forever.

Grantor also hereby grants to Grantees, their heirs and assigns, all rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Condominium Association made the 18th day of May, 2005 and recorded on May 24, 2005 in the Office of Recorder of Deeds of Cook County, Illinois, as Document No. 0514403088 (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provision of said Declaration were recited and stipulated at length herein. Grantor further reserves to itself and its successors and assigns, and Grantees hereby grant to Grantor and its successors and assigns, the right to remedy as provided in the Purchase Agreement dated April 3 2006 between 918 West Ainslie, LLC, an Illinois limited liability company and Jacob Tomaw and Joscelynn Gagnon for the purchase of the real estate (the "Purchase Agreement") the terms of which are set forth in Exhibit A, attached hereto and made a part hereof. The foregoing right of remedy herein reserved by Grantor and granted by Grantees pursuant to the Purchase Agreement is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the real estate described therein.

Box 334

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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantees, their 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, WILL WARRANT AND DEFEND, subject to:

1. Current non-delinquent real estate taxes and taxes for subsequent years;
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. The Condominium Property Act of the State of Illinois and the Municipal Code of the City of Chicago, Section 13-72 *et seq.*, including all amendments thereto,
4. The Declaration, including all amendments and exhibits attached thereto;
5. Public, private and utility easements recorded at any time prior to closing;
6. Covenants, conditions, agreements, building lines and restrictions of record;
7. Applicable building and zoning laws, statutes, ordinances and restrictions;
8. Roads and highways, if any;
9. Leases and licenses affecting Common Elements and/or the common property;
10. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Condominium Association of 918 West Ainslie Condominium Association;
11. Acts done or suffered by the Grantees or anyone claiming by, through or under the Grantees and
12. Grantees' mortgagee.


TO HAVE AND TO HOLD the same unto said Grantees, and to the proper use, benefit and behalf, forever of said Grantees.

IN WITNESS WHEREOF, said Seller has caused its signature to be hereto affixed, the day and year first above written.

The tenant of Unit 3N has waived or has failed to exercise the right of 1st refusal.

918 West Ainslie LLC, an Illinois Limited Liability Company,

By: CCH Managers, Inc., An Illinois Corporation, Manager

By: 

Prepared by:
Jason B. Rosenthal, P.C.
645 N. Michigan Avenue, Suite 1020
Chicago, Illinois 60611

Mail To:
BARBARA M. DEMOS
4746 N. MILWAUKEE
CHICAGO IL 60630

Name and Address of Taxpayer:
JACOB D. TOMAW
922 W. AINSLIE, UNIT 3N
CHICAGO IL 60640

Special Warranty Deed

CITY OF CHICAGO
CITY TAX
MAY. 18.06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000070952

REAL ESTATE TRANSFER TAX
91837.50
FP 102805

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
MAY. 17.06
REVENUE STAMP

0000094939

REAL ESTATE TRANSFER TAX
00122.50
FP 102802

STATE OF ILLINOIS
STATE TAX
MAY. 18.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000094711

REAL ESTATE TRANSFER TAX
00245.00
FP 102808

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Exhibit "A" – Legal Description

Land in the City of Chicago, County of Cook, State of Illinois, described as follows:

Unit 922-3N in 918 West Ainslie Condominiums, as Delineated on a Survey of the following described tract of land:

LOTS 20 & 21 IN BLOCK 2 IN GEORGE F. SPOOR'S SUBDIVISION OF BLOCK 4 IN CORNARROE'S RESUBDIVISION OF THAT PART OF ARGYLE LYING SOUTH OF CENTER LINE OF ARGYLE STREET IN SOUTHEAST FRACTIONAL ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0514403088, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBERS 14-08-413-021-0000

Commonly Known As: 922 West Ainslie, Unit 3N, Chicago, Illinois 60640