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SPECIAL WARRANTY DEED Statutory (Illinois)

Doc#: 0614542136 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/25/2006 01:06 PM Pg: 1 of 3

The GRANTOR, RP2 Northshore, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to HEIDI JOHNSEN, of 4832 N. Kenmore, Unit #1, Chicago, IL (the "GRANTEE") the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the North Shore Manor Condominium Association (the "Declaration"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) encroachments; and (x) acts of Purchaser. None of the exceptions shall interfere with the use of the Unit as a residence.

Permanent Real Estate Index Number(s): 11-32-312-007-0000

Address of Real Estate: 1331 W. North Shore, Unit 2N, Chicago, IL 60626

SA 3668173
183 NW 480 NW 47

STATE TAX

STATE OF ILLINOIS

MAY 23 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000094869

REAL ESTATE TRANSFER TAX
0018150
FP 102808

CITY TAX

CITY OF CHICAGO

MAY 23 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000009947

REAL ESTATE TRANSFER TAX
0136125
FP 102805

COUNTY TAX

COOK COUNTY

MAY 23 06

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

000095096

REAL ESTATE TRANSFER TAX
0009075
FP 102802

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Dated, as of the 26th day of April 2006

RP2 Northshore, LLC
an Illinois limited liability company

By: PNA, LLC, an Illinois limited liability company, Manager

Mark Greenberg
By: Mark Greenberg, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Mark Greenberg, Manager PNA, LLC, Manager of RP2 Northshore, LLC, an Illinois limited liability company, and 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 free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 26th day of April 2006

Teresa L. West
Notary Public

Commission expires:

Official Seal Teresa L. West Notary Public of Illinois My Commission Expires 11/15/08
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This instrument prepared by Gregory A. Braun, 217 N. Jefferson Street, Chicago, IL 60661

Upon Recording, Mail to:

Peter C. Marx
7104 W Addison
Chicago IL 60631

Send Subsequent Tax Bills to:

Heidi Johnson
1331 W Northshore #20
Chicago IL 60626

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EXHIBIT A LEGAL DESCRIPTION

STREET ADDRESS: 1331 WEST NORTH SHORE AVENUE
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 11-32-312-007-0000

UNIT 2N

LEGAL DESCRIPTION:

PARCEL:

UNITS 1331-2N AND P-11 IN NORTH SHORE MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 2 AND 3 IN BLOCK 6 IN NORTH SHORE BOULEVARD SUBDIVISION, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 30 ACRES THEREOF) OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0608810113 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE AS A LIMITED COMMON ELEMENT STORAGE SPACE S-9 AS DELINEATED ON THE SURVEY WHICH IS ATTACHED AS APPENDIX A TO THE DECLARATION.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

The Tenant of Unit 1331-2N has waived or has failed to exercise the right of first refusal.