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SPECIAL WARRANTY DEED

Mail To: John Klytta, Esq.
5680 N. Elston
Chicago, IL 60646



Doc#: 0615040178 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/30/2006 11:53 AM Pg: 1 of 4

Mail Tax Bills to: Raymond Ennesser
7720 W. Touhy
Unit 2W
Chicago, IL 60631

This Instrument was Prepared By:
James P. Pieczonka
7720 W. Touhy, #D
Chicago, IL 60631

This INDENTURE, made this 3 day of May, 2006, between **7720 TOUHY DEVELOPMENT, CORP.**, an Illinois Corporation and duly authorized to transact business in the State of Illinois as party of the first part, and to **RAYMOND ENNESSER and GISELA ENNESSER** as parties of the second part of 6230 N. Leader, Chicago, Illinois for and in consideration of the sum of Ten and no/100 dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the parties of the second part, each as to an undivided interest not tenants in common but as joint-tenants, and to their heirs, successors and/or assigns, FOREVER, all the following described real estate situated in Cook County, Illinois, to wit:

See Legal Description attached hereto as Exhibit "A"

PIN: 09-25-320-129-0000 and 09-25-320-134-0000
Common Address: 7720 W. Touhy, Unit 2W Chicago, Illinois 60631

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and revisions, 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 appurtenances, unto the party of the second part, not as tenants in common but as joint-tenants, their heirs, successors and/or assigns forever.

BOX 15

4KG

COR TITLE 584521

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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, successors and/or 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:


General real estate taxes for the year 2005 and subsequent years; easements, covenants and restrictions and building lines of record; applicable building laws or zoning provided the condominium and the unit are in compliance with the same, acts done or suffered by purchaser.

“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.”

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

7720 TOUHY DEVELOPMENT, Corp.
BY: John R. Pogacnik



Vice President

ATTEST: 

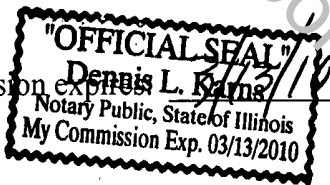
James P. Pieczonka, Secretary

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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN R. POGACNIK, personally known to me to be the vice-president of 7720 Touhy Development, Corp., an Illinois corporation, and JAMES P. PIECZONKA personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that JOHN R. POGACNIK as vice-president and JAMES P. PIECZONKA as secretary, signed, sealed and delivered said instrument as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of May, 2006.



[Signature]
NOTARY PUBLIC

My Commission expires

~~COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP~~

~~STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE~~

REAL ESTATE TRANSFER TAX
00187.50
FP326707

REAL ESTATE TRANSFER TAX
00375.00
FP 102809

CITY OF CHICAGO REAL ESTATE TRANSFER TAX

CITY TAX

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
02812.50
FP 102803

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EXHIBIT "A"

Legal Description

Parcel 1:

Unit 2W in the 7720 W. TOUHY Condominium as delineated on a Survey of the following described real estate:

The North 08 feet of the West 4 feet of Lot 8 and all of Lot 9 in Block 54 in Hulbert Milwaukee Avenue Subdivision of LOT "B" and part of LOT "D" in Payne Estates Division of the East ½ of the Southwest ¼ of Section 25, Township 41 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded July 14, 1923 as Document 8022245, in Cook County, Illinois.

And

Lots 10 and 11 in Block 54 in the Hulbert Milwaukee Avenue Subdivision, being a Subdivision of Part of the East ½ of the Southwest ¼ of Section 25, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached to the Declaration of Condominium recorded as Document No. 05 34110099, as amended from time to time, together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use Parking Space(s) P-8 and Storage Space(s) S-2W, Limited Common Elements as delineated on the Survey attached to the Declaration aforesaid recorded as Document Number 05 34110099.

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