



Doc#: 0615741064 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/06/2006 12:00 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **837 SOUTH WESTERN, LLC**, an Illinois limited liability company, duly organized 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 described real estate is located,

Doc# 05-0759

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 an Authorized Member of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Issa Fakhouri ("Grantee"), whose address is 939 W. Irving Park Road, Chicago, Illinois 60613, the following described real estate, to-wit: *a single man*

see attached legal description

UNIT NO. 403 AND P-3 IN TAYLOR VIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 32 FEET 4 3/4 INCHES OF LOT 51 (EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18 CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT 10773787) IN F.W. AND J.L. CAMPBELL'S SUBDIVISION OF BLOCK 13 IN MORRIS AND OTHERS SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOTS 50, 51 AND 52 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18 CONVEYED TO CITY OF CHICAGO BY DOCUMENT 10265127) IN JAMES B. GAVIN AND OTHERS SUBDIVISION OF BLOCK 12 IN MORRIS AND OTHERS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to Grantee, its successors and assigns, the 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.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
445366 \$2,137.50
06/06/2006 11:32 Batch 05339 35



UNOFFICIAL COPY

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: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Declaration, the REA and the Condominium Documents, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Guaranty National Title Insurance Company is willing to insure without cost to Grantee.

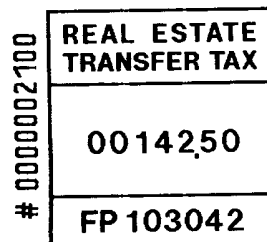
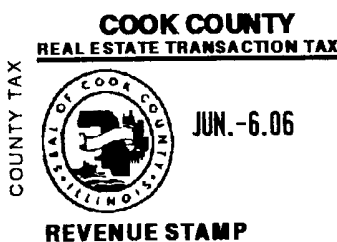
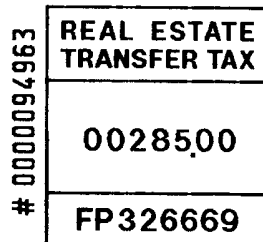
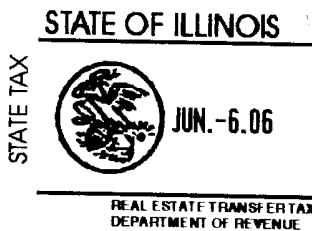
Permanent Index Numbers: 17-18-314-010-0000
 17-18-314-011-0000
 17-18-314-012-0000
 17-18-314-013-0000

COMMONLY KNOWN AS 837 S. WESTERN, CHICAGO, ILLINOIS 60612

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 30th day of May, 2006.

837 SOUTH WESTERN, LLC,
 an Illinois limited liability company

By: Zlatko Trifunovski
 Zlatko Trifunovski
 Its: Authorized Member

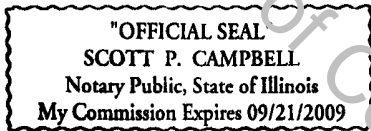


UNOFFICIAL COPY

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 Zlatko Trifunovski, as an authorized member of 837 South Western, LLC, an Illinois limited liability company, 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30th day of May, 2006.



[Signature]
Notary Public

My commission expires 9/21/09

After Recording Mail to:

ISSA FAKHOURI
2352 W. Harrison #
Chgo, IL. 60612

Send Subsequent Tax Bills to:

"same"

This Instrument Was Prepared by: Horwood Marcus & Berk Chartered
Whose Address Is: 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 403 AND PARKING SPACE P-3 IN TAYLOR VIEW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 32 FEET 4 3/4 INCHES OF LOT 31 [EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18 CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT 10773787] IN F.W. AND J.L. CAMPBELLS SUBDIVISION OF BLOCK 13 IN MORRIS AND OTHERS SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOTS 50, 51 AND 52 [EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18 CONVEYED TO CITY OF CHICAGO BY DOCUMENT 10265127], IN JAMES B. GAVIN AND OTHERS SUBDIVISION OF BLOCK 12 IN MORRIS AND OTHERS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO DECLARATION OF CONDOMINIUM RECORDED 04/25/06 AS DOCUMENT 0611518044, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

UNDERLYING PINS: 17-18-314-010-0000; 17-18-314-011-0000, 17-18-314-012-0000 17-18-314-013-0000

COMMONLY KNOWN AS: 837 S. WESTERN UNIT 403, CHICAGO, IL 60612

THE 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 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 THE UNIT HAS WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT UNLESS THE TENANT IS THE PURCHASER.