

1/3 4370977

**SPECIAL
WARRANTY DEED**

(Entity to Individual)

Mail to:

ENRIQUE LIPEZKER
221 N. LASALLE, SUITE 2040
CHICAGO IL 60601

GIT

Name and Address of Taxpayer:

Mr. Michael M. Popovich
5107 N. Clark St., Unit #4N
Chicago, IL 60640



Doc#: 0618653104 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/05/2006 01:02 PM Pg: 1 of 3

RECORDED'S STAMP

THE GRANTOR(S), **BLUE SKY 5105, L.P.**, an Illinois limited partnership, of Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

GRANTS(S), BARGAIN(S), and SELL(S) to **MICHAEL POPOVICH**, whose address is 1540 W. Thome Ave., Chicago, Illinois, all of Grantor's right, title, and interest in and to the following described real estate situated in the City of Chicago, in the County of Cook, in the State of Illinois, to-wit:

"SEE ATTACHED LEGAL DESCRIPTION"

Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, their heirs, successors and assigns, that Grantor has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will **WARRANT** and **DEFEND**, the real estate against all persons lawfully claiming, or to claim the same, by, through or under Grantor, **SUBJECT TO:**

Covenants, conditions and restrictions of record including the Declaration of Condominium Ownership (the "Declaration"); the Declaration of Covenants, Conditions, Restrictions, and Easements by grantor dated the 17th day of April, 2006 and recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 0610710117, which is incorporated herein by reference (the "eto"); installments due after the date of this instrument, for assessments established pursuant to said Declaration; private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; party wall rights and agreements, if any; general real estate taxes not yet due and payable; special taxes or assessments for improvement heretofore completed; roads and highways, if any; applicable building and building line restrictions, zoning and building laws or ordinance; acts done or suffered by grantee, or anyone claiming, by, through, or under grantee; liens and other matters as to which the title company commits to insure against loss or damage.

ALSO SUBJECT TO: Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty therein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the grantor to grant said easements in the conveyance and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

UNOFFICIAL COPY

Address of Property: 5107 N. Clark Street, Unit #4N
Chicago, Illinois 60640

Permanent Index Number: 14-08-304-049-0000 (Affects the underlying land)

DATED this 27th day of June, 2006.

Blue Sky 5105 LP, an Illinois limited partnership
By: Blue Sky Capital Partners, Ltd., its General Partner,
an Illinois corporation

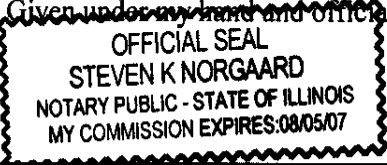

By: Kevin Demaret, its President

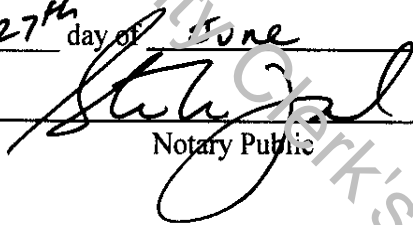
State of Illinois)

County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Demaret, President of Blue Sky Capital Partners, Ltd., an Illinois corporation and general partner of Blue Sky 5105, L.P., an Illinois limited partnership, 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 acknowledged that as such President, signed, sealed and delivered said instrument as President of Blue Sky Capital Partners, Ltd., at the free and voluntary act and deed of Blue Sky Capital Partners, Ltd., for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of June, 2006.



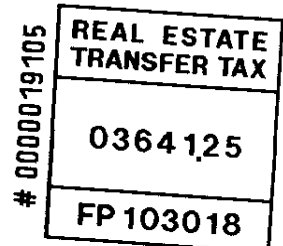
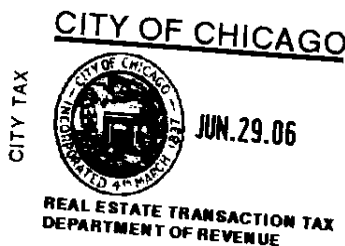
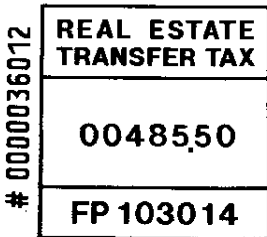
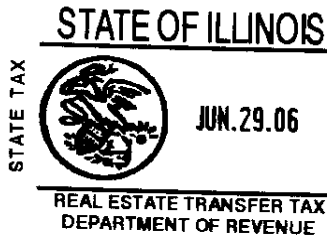
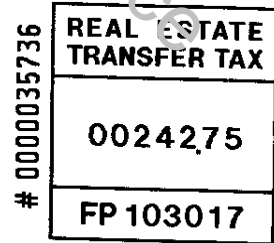
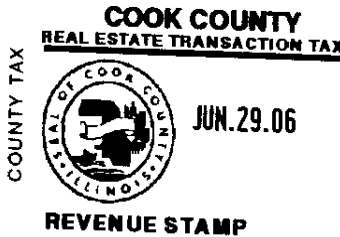

Notary Public

IMPRESS SEAL HERE

COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Steven K. Norgaard
Attorney at Law
493 Duane Street
Glen Ellyn, IL 60137



UNOFFICIAL COPY

EXHIBIT "A"

Legal Description:

PARCEL 1: UNIT 4N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 5107 N. CLARK CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0615718017 IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-6, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 14-08-304-049-0000 (affects underlying land)

Address: 5107 N. Clark Street, Unit #4N
Chicago, Illinois 60640

Property of Cook County Clerk's Office