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PREPARED BY:

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Doc#: 0619804043 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/17/2006 09:03 AM Pg: 1 of 3

MAIL TAX BILL TO:

Siegfried Strauch
5656 N. Kimball, Unit 1S
Chicago, IL 60659

MAIL RECORDED DEED TO:

James DiChristofano
Attorney at Law
343 West Erie Street
Chicago, Illinois 60610

1380320

SPECIAL WARRANTY DEED

THE GRANTOR, 5656 Kimball, LLC, of the City of Chicago, State of IL, a limited liability company organized and existing under the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Siegfried Strauch and Jennifer Strauch, husband and wife, of 5039 W. Winnemac Ave., Chicago, IL 60630, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1:

Unit 1S in the HOLLYWOOD PARK CONDOMINIUMS as depicted on the Plat of Survey of the following described real estate:

Lot 1 in Block 64 in W.F. Kaiser and Co.'s Bryn Mawr Avenue Addition to Arcadia Terrace, being a subdivision of that part of the Southwest 1/4 of Section 1 and of the South 1/2 of the Southeast 1/4 of Section 2, lying West of the Westerly line of the right of way of the North Shore Channel of the Sanitary District of Chicago (except streets heretofore dedicated) in Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium Ownership, recorded February 28, 2006 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0605945031, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the storage area number S-2, a limited common element "(LCE)", as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 1S as are set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the right and easements as set forth in said Declaration for the remaining land described herein.

Permanent Index Number(s): 13-02-429-015-0000 PIQ & OP
Property Address: 5656 N. Kimball, Unit 1S, Chicago, IL 60659

*The tenant of Unit 1S had no right of first refusal.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

zh

Special Warranty Deed - *Continued*

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Dated this 26th Day of MAY 2006

5656 Kimball, LLC

By:

Gregory M. Ignarski, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

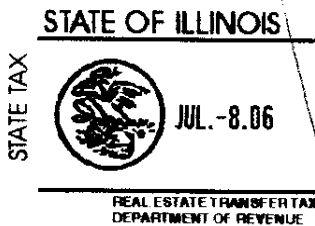
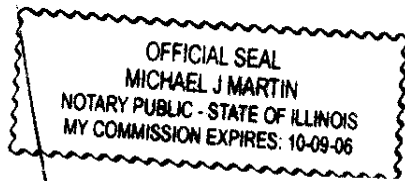
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Gregory M. Ignarski, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 26th Day of MAY 2006

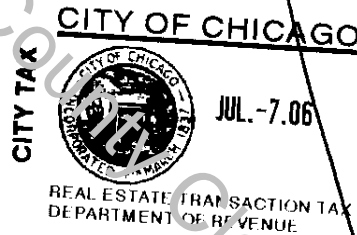
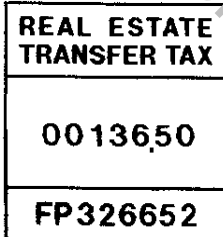
Notary Public

My commission expires: 10/22/06

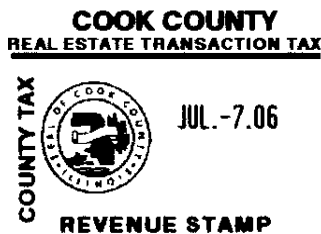
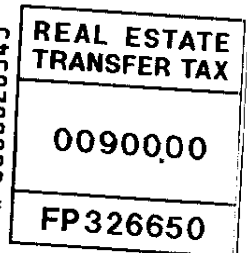
Exempt under the provisions of paragraph _____



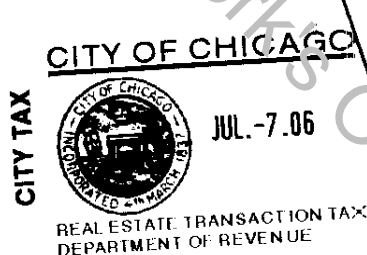
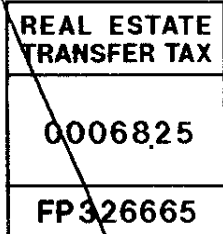
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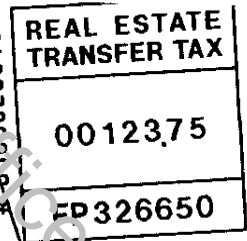
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Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium and Grantor reserves for 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 or mortgage is also 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 therein.

There were no tenants at the time of the condo conversion.

Property of Cook County Clerk's Office