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Doc#: 0619942050 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/18/2006 08:48 AM Pg: 1 of 3

MAIL TO:

JAY COLLINS, Esq.

1300 W. BELMONT, STE 113

CHICAGO, IL 60657

(The Above Space For Recorder's Use)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25 day of June, 2006, between DANIEL DANCIU AND ADELA DANCIU, HIS WIFE, 2553 W. WILSON, CHICAGO, ILLINOIS, as GRANTOR, and CHRIS MCAVOY AND CAMRI MCAVOY, HUSBAND AND WIFE of, 2553 W. WILSON, CHICAGO, ILLINOIS, as Grantee.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, AS TENANTS BY THE ENTIRETY, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

UNIT NUMBER 1 IN THE 2553 W. WILSON CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7 IN BLOCK 18 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 33 FEET THEREOF) OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS LYING SOUTH OF THE RIGHT OF WAY OF THE NORTH WEST ELEVATED RAILROAD COMPANY, IN COOK COUNTY, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT - 0417734066, RECORDED JUNE 25, 2004, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 13-13-222-034-1002

ADDRESS OF PROPERTY: 2553 W. WILSON, CHICAGO, ILLINOIS 60625

CT 1 ST 5088831 AND BK N079BS 103

BOX 334 CTI

STATE OF ILLINOIS	
STATE TAX	JUL. 13.06
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000096013	REAL ESTATE TRANSFER TAX
	00330.00
	FP 102808

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	JUL. 13.06
REVENUE STAMP	
# 0000096250	REAL ESTATE TRANSFER TAX
	00165.00
	FP 102802

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, unto the Grantee, either in law or in 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 the appurtenances, unto the Grantee, its heirs and assigns forever.

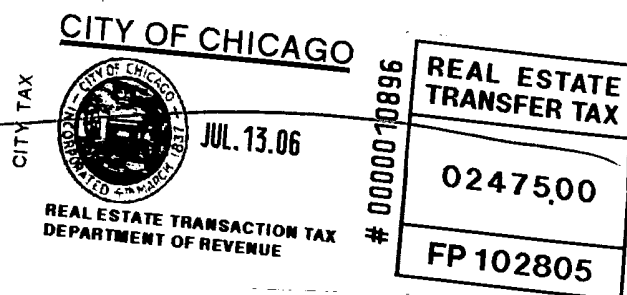
There are no Tenants in the Unit with the right of first refusal.

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.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their heirs and 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 incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

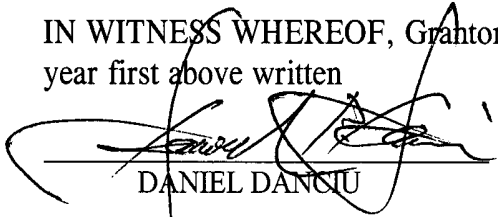
1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration;
9. Grantee's mortgage, and
10. acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.



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IN WITNESS WHEREOF, Grantor(s) has caused its name to be signed the date and year first above written



DANIEL DANCIU



ADELA DANCIU

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 DANIEL DANCIU AND ADELA DANCIU, HIS WIFE 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 acknowledged that they 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 notary seal, this 25 day of June, 200



NOTARY PUBLIC



This Deed was prepared by: David Chaiken, 111W. Washington, Chicago, IL 60602

Send Subsequent tax bills to:

CHRISTOPHER McAVOY & CAMRI McAVOY

2553 W. WILSON #1

CHICAGO, IL 60625

Clerk of Cook County Clerk's Office