

# UNOFFICIAL COPY

SPECIAL  
WARRANTY  
DEED



Doc#: 0621333015 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/01/2006 07:10 AM Pg: 1 of 5

Property of

The above space reserved for Recorder's use only.

**THIS INDENTURE**, made July 12, 2006 between **1228 West Monroe Street Corp., an Illinois corporation**, located at 4252 N. Cicero, Chicago, IL 60618, duly authorized to transact business in the State of Illinois, party of the first part, and Michael J. Halleron and Meagan M. Halleron, husband and wife, as Tenants by the Entirety and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, 6 S. Laflin Unit 407, Chicago, IL, 60607, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

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, 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 the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

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, his/her/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 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 those exceptions listed on Exhibit A attached hereto.


**BOX 334 CTI**

CTI  
8340319

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# UNOFFICIAL COPY

Property of Cook County Clerk's Office

  
 CITY OF CHICAGO  
 JUL. 27. 06  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000009746

REAL ESTATE TRANSFER TAX	03408.75
FP 103033	

COUNTY TAX  
  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 JUL. 27. 06  
 REVENUE STAMP

# 0000027932

REAL ESTATE TRANSFER TAX	00227.25
FP 103034	

  
 STATE OF ILLINOIS  
 JUL. 27. 06  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000027824

REAL ESTATE TRANSFER TAX	00454.50
FP 103032	



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## EXHIBIT A

See attached

Subject to: (a) general real estate taxes not yet due and payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines, restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/their 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, aforesaid, and the party of the first part 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.

**Common Address:** 1240 W. Monroe St. Unit 7  
Chicago, Illinois 60607  
and Parking n/a

**Permanent Index Numbers:** 17-17-105-018-0000 and  
17-17-105-019-0000

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 1401 008340319 DB  
**STREET ADDRESS:** 1240 W MONROE ST, UNIT 7  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 17-17-105-018-0000

**LEGAL DESCRIPTION:**

## PARCEL 1 :

THAT PART OF LOTS 18 AND 19 AND THE EAST 6.00 FEET OF THE SOUTH 118.00 FEET OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 18 IN MCCORMICK'S SUBDIVISION OF LOT 6 IN ASSESSOR'S DIVISION OF BLOCK 3 IN THE CANAL TRUSTEES SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO, THAT PART OF LOTS 7, 8, 9 AND 10 IN ASSESSORS DIVISION OF BLOCK 3 AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 3, THENCE NORTH 89°51'40" WEST ALONG THE SOUTH LINE OF BLOCK 3, 404.65 FEET; THENCE NORTH 00°08'20" EAST, 104.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°08'20" EAST, 16.53 FEET; THENCE SOUTH 89°51'40" EAST, 47.00 FEET; THENCE SOUTH 00°08'20" WEST, 16.53 FEET; THENCE NORTH 89°51'40" WEST, 47.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE MONROE STREET TOWNHOMES RECORDED JUNE 26, 2006 AS DOCUMENT NUMBER 0617931136 .