

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 18th day of July, 2006 by **51st Street Townhomes LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, of the City of Chicago, County of Cook, State of Illinois, and **Michael J. Passarelli**, a married person, Grantee.

WITNESSETH, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, their successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described as follows:

Legal Description: See Exhibit A attached

Permanent Real Estate Index Number: 19-11-114-048 (underlying land of 3860 W. 51st Street, Chicago, Illinois)

Address of Real Estate: 3860 W. 51st Street, Unit 6, Chicago, Illinois

Together with all and singular the hereditaments and appurtenances thereto belonging, or in any wise appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit and parking space described herein, the rights and easements for the benefit of said unit set forth in the declaration of townhome; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the said Premises hereby granted are, or may be,



Doc#: 0623402267 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/22/2006 01:39 PM Pg: 1 of 3

4831387A1

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-648-4248

REAL ESTATE
TRANSFER TAX
0032500
FP 102804

0000035089

STATE OF ILLINOIS
STATE TAX
AUG.-7.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

Handwritten scribbles

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LEGAL DESCRIPTION

THAT PART OF LOT 22 (EXCEPT THE EAST 263.51 FEET THEREOF, AND EXCEPT THE SOUTH 33 FEET THEREOF) AND LOT 23 (EXCEPT THE SOUTH 33 FEET THEREOF EXCEPT THE WEST 149.67 FEET AS MEASURED ALONG A LINE 33.00 FEET NORTH OF THE ORIGINAL SOUTH LINE THEREOF) IN THE SUPERIOR COURT PARTITION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 70.14 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 52 SECONDS WEST, 53.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 52 SECONDS WEST, 22.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 59 SECONDS EAST, 01.00 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 01 SECONDS EAST, 22.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, 02.17 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

NOTE:

BEARINGS ARE BASED ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE NORTH LINE OF 51ST STREET.

3864 W. 51ST STREET, UNIT 3, CHICAGO ILLINOIS

PIN 19-11-114-048 (underlying land only)