

# UNOFFICIAL COPY

(13) 4365781 SXT

SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)



Doc#: 0624358027 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/31/2006 07:34 AM Pg: 1 of 4

THIS AGREEMENT, made this 21st day of August, 2006 between **LOGAN VIEW, LLC**, a limited liability company, duly authorized to transact business in the State of Illinois, party of the first part, and

<sup>S.</sup>  
**Matthew Stasiek, an unmarried man and Trista R. Bachand, an unmarried woman, of 1057 Village Drive, #4, Round Lake Beach, Illinois, as HUSBAND AND WIFE, NOT AS JOINT TENANTS NOR AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY**

party of the second part, do hereby WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

### SEE ATTACHED EXHIBIT "A"

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, its 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, its 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: **SEE ATTACHED EXHIBIT "B"**

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 Logan View condominium, 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.

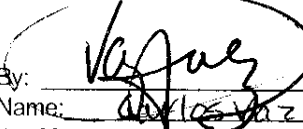
This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

**Permanent Real Estate Index Number(s):** Part of 13-36-100-009, 13-36-100-015, 13-36-100-025, and 13-36-100-027

**Address of Real Estate:** 3125 West Fullerton, Unit 402, Parking Space -30, Chicago, IL 60647

*21st* In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Vice President, this *21st* day of *August*, 2006.

**LOGAN VIEW, LLC**, an Illinois limited liability company

By:   
Name: Carlos Vazquez  
Its: Manager

**CITY OF CHICAGO**

CITY TAX



AUG. 25. 06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000019847	<b>REAL ESTATE TRANSFER TAX</b>
	023 10.00
	FP 103018

# UNOFFICIAL COPY

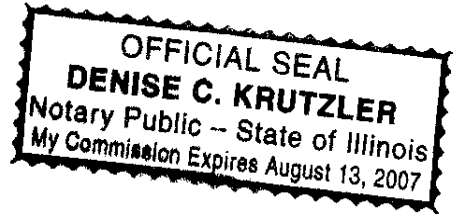
STATE OF ILLINOIS )  
 ) ss.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Carlos Vazquez, the Manager, personally known to me to be of Logan View, LLC, appeared, before me this day in person and Severally acknowledged that as such Member, he signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth

IMPRESS  
 NOTARIAL  
 SEAL  
 HERE

Given under my hand and official seal this 21<sup>st</sup> day of August, 2006

Commission expires



Denise C. Krutzler  
 NOTARY PUBLIC

This instrument was prepared by Gary L. Plotnick  
 Schain, Burney, Ross, & Citron LTD  
 222 North LaSalle Street, Suite 1920  
 Chicago, Illinois 60601

MAIL TO:

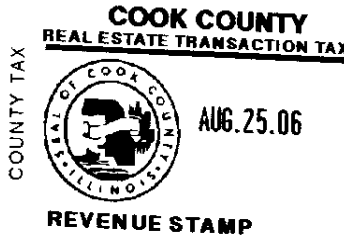
Fred Elman  
700 N. Lake St.  
Mundelein, IL 60060

SEND SUBSEQUENT TAX BILLS TO:

Matthew Stasiak  
 3125 West Fullerton, Unit 402  
 Chicago, Illinois 60647



# 0000037327	<b>REAL ESTATE TRANSFER TAX</b>
	<b>00308.00</b>
	<b>FP 103014</b>



# 0000037052	<b>REAL ESTATE TRANSFER TAX</b>
	<b>00154.00</b>
	<b>FP 103017</b>

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## EXHIBIT "B"

### SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws or ordinances.
4. Declaration Of Covenants, Conditions, Restrictions and Easements of Logan View Condominium including any and all amendments and exhibits thereto.
5. The Condominium Property Act of Illinois.
6. Easements, air rights, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
7. Leases, licenses, and encroachments and agreements affecting the Common Elements or the Limited Common Elements (as defined in the Declaration).
8. Acts done or suffered by Buyer or anyone claiming by, through, or under Buyer.
9. Schedule B exceptions listed in Greater Illinois Title Company Commitment Number 4365181.
10. Declaration of Covenants, Conditions, Restrictions and Easements relating to the Commercial Property.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

ORDER NO.: 1301 - 004365181  
ESCROW NO.: 1301 - 004365181

STREET ADDRESS: 3125 WEST FULLERTON UNIT #402  
CITY: CHICAGO ZIP CODE: 60647  
TAX NUMBER: 13-36-100-009-0000

COUNTY: COOK

STREET ADDRESS: 3111-35 WEST FULLERTON  
CITY: CHICAGO ZIP CODE: 60647  
TAX NUMBER: 13-36-100-015-0000

COUNTY: COOK

STREET ADDRESS: 3111-35 WEST FULLERTON  
CITY: CHICAGO ZIP CODE: 60647  
TAX NUMBER: 13-36-100-025-0000

COUNTY: COOK

STREET ADDRESS: 3111-35 WEST FULLERTON  
CITY: CHICAGO ZIP CODE: 60647  
TAX NUMBER: 13-36-100-027-0000

COUNTY: COOK

## LEGAL DESCRIPTION:

### PARCEL 1:

UNIT 402 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LOGAN VIEW CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0608331075, IN THE NORTH WEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. 30, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.