

# UNOFFICIAL COPY



After Recording Return To:

Gene Bobroff, Esq.  
1701 E. Woodfield Road  
Suite 211  
Schaumburg, Illinois 60173

Doc#: 0625120119 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/08/2006 10:58 AM Pg: 1 of 4

Prepared by:

Joseph S. Farrell, Esq.  
3728 North Southport  
Chicago, Illinois 60613

Property Common Address:

2007 W. Belmont  
Unit 4-W and P-1  
Chicago, Illinois 60618

P.I.N. (*undivided*): 14-30-106-018

## SPECIAL WARRANTY DEED

The Grantor, Beldam, LLC, an Illinois limited liability company, whose address is 3728 North Southport, Chicago, Illinois 60613, for and in consideration of TEN DOLLARS in hand paid, conveys and transfers to Grantee, Scott Spooner, a married man, whose address is 2007 West Belmont, Unit 4-W, Chicago, Illinois 60618, any and all of its right, title and interest in the real estate situated in the County of Cook, State of Illinois which is legally described as follows:

*See Exhibit A attached hereto*

1st AMERICAN TITLE order # 1467106

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, but subject to the exceptions and provisions set forth on *Exhibit A*.

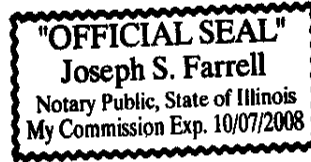
Dated: August 18, 2006

Beldam, LLC

By:   
Its: Manager

496  
C-7

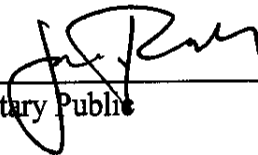
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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The undersigned, a Notary Public, for said County and State, hereby certifies that William J. Platt, personally known to me to be the Manager of Grantor and whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act on behalf of Grantor, for the uses and purposes therein set forth, including the release and waiver of all homestead rights.

Given under my hand and seal on Aug 18, 2006.

  
\_\_\_\_\_  
Notary Public

Send Future Tax Bills To:

Scott Spooner  
2007 West Belmont  
Unit 4-W  
Chicago, Illinois 60618

**CITY OF CHICAGO**  
CITY TAX  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE  
AUG. 31.06  
# 0000006560  
REAL ESTATE TRANSFER TAX  
03697.50  
FP 102812

**COOK COUNTY**  
COUNTY TAX  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
AUG. 31.06  
# 0000032675  
REAL ESTATE TRANSFER TAX  
00246.50  
FP 103028

**STATE OF ILLINOIS**  
STATE TAX  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
AUG. 31.06  
# 0050532475  
REAL ESTATE TRANSFER TAX  
00493.00  
FP 103027

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GRANTOR ALSO GRANTS TO GRANTEE, ITS SUCCESSOR AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF 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.

THERE WAS NO TENANT OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFORE THERE WAS NO RIGHT OF FIRST REFUSAL.

**SUBJECT TO:**

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Illinois Condominium Property Act;
- (3) the provisions, conditions, covenants, restrictions, options, assessments, and easements created by the Declaration of Condominium recorded July 27, 2006 as document no. 0620834045 and any amendments thereto;
- (4) the covenants, conditions and restrictions contained in the Declaration of Restrictions recorded July 27, 2006 as document no. 0620834044 and any amendments thereto, relating to, among other things: easements, the association, structural support, building services, compliance with laws, taxes, insurance, maintenance and repair, liens, etc., arbitration, condemnation, antennae and zoning;
- (5) applicable zoning and building laws and ordinances;
- (6) covenants, conditions, easements, encroachments and restrictions of record;
- (7) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and
- (8) utility easements, if any, whether recorded or unrecorded.

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## EXHIBIT A

UNIT NO. 4-W AND PARKING SPACE UNIT P-1, IN BELDAM CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1, 2 AND 3 IN OWNER'S SUBDIVISION OF PART OF THE EAST ½ OF LOT 17 OF SNOW ESTATE SUBDIVISION IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 27, 2006, AS DOCUMENT 0620834045, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office