

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

New West Homes, L.L.C.
1300 South Paulina
Chicago, Illinois 60608



Doc#: 0627057088 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/27/2006 10:46 AM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

4369786 (1/3)

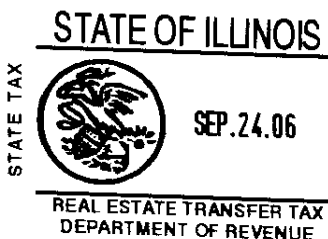
SPECIAL WARRANTY DEED

This Special Warranty Deed, made this ^{20th} day of ^{September}, 2006, between New West Homes, L.L.C., a 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"), and ~~Damen~~ Federighi, ("Grantee"), 1337 West Fillmore, Chicago, IL, 60607 WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

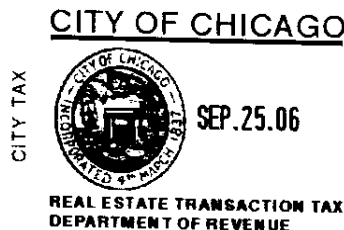
See Exhibit A attached hereto.

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 Grantor, 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 Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration (as defined below), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.



# 0000037966	REAL ESTATE TRANSFER TAX
	0043500
	FP 103014

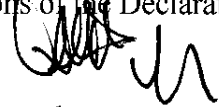


# 0000020230	REAL ESTATE TRANSFER TAX
	0326250
	FP 103018

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



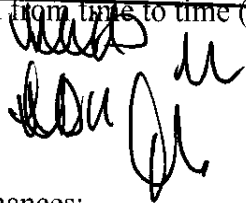
And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

(a) General real estate taxes for the current year not yet due and for subsequent years;

(b) Special taxes or assessments for improvements not yet completed;

(c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;

~~(d) The Declaration of Condominium Ownership for 2136 West Madison Condominium, including all Exhibits thereto, as amended from time to time (the "Declaration"),~~



~~(e) The Illinois Condominium Property Act;~~

(f) Applicable zoning and building laws and ordinances;

(g) Roads and highways, if any;

(h) Unrecorded public utility easements, if any;

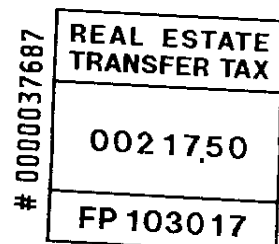
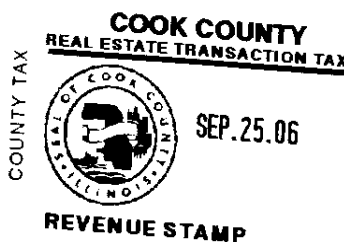
(i) Grantee's mortgage, if any;

(j) Plats of dedication and covenants thereof; and

(k) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 17-07-330-028-0000 and 17-07-330-029-0000 (Affects underlying land)

Address(es) of real estate: 2136 West Madison, Chicago, Illinois 60612



0000037687

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

By: New West Homes, L.L.C., an Illinois limited liability company

By: T Manzala
Its: Managing Member

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Theodore Mazola as Manager of New West Homes, an Illinois limited liability company (the "Company") appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20th day of September, 2006.

Charo Safford
Notary Public



MAIL TO: Damon Federighi
2136 W Madison
Chicago IL 60612

SEND SUBSEQUENT TAX BILLS TO:
Damon
Damon Federighi
1337 West Fillmore, Unit 3
Chicago, IL. 60607

OR RECORDER'S OFFICE BOX NO. _____

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ORDER NO.: 1301 - 004369786
ESCROW NO.: 1301 - 004369786

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STREET ADDRESS: 2136 WEST MADISON
CITY: CHICAGO **ZIP CODE:** 60630
TAX NUMBER: 17-07-330-029-0000

COUNTY: COOK

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

THE EAST 26.37 FEET OF THE SOUTH 139.16 FEET (EXCEPT THAT PART TAKEN FOR ALLEY) OF LOT 14 AND THE SOUTH 1/2 OF LOT 15 (EXCEPT THAT PART TAKEN FOR ALLEY AND EXCEPTING ALSO THE EAST 59.49 FEET THEREOF) IN THOMAS R. GREENE'S SUBDIVISION OF BLOCK 59 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.