# UNOFFICIAL COPY

SPECIAL WARRANTY DEED Statutory (Illinois)

Doc#: 0631957134 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 11/15/2006 12:40 PM Pg: 1 of 3

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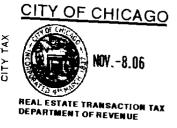
**THE GRANTOR**, 1013 W. 16<sup>TH</sup> STREET DEVELOPMENT, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to **MELISSA CONLEY**, of 1207 E. 161<sup>ST</sup> Place, South Holland, IL (the "GRANTEE") the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

#### See Exhibit A

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act; (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the Village View Condominium Association; (viii) such other matters as to which the Title Insurer commits Purchaser against lose or damage; (ix) Encroachments, which do not effect the use of the Unit at a residence; and (x) acts of Purchaser.

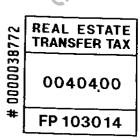
Permanent Real Estate Index Number(s): 17-20-403-026-0000 & 17-20-403-027-0000

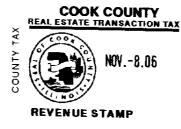
Address of Real Estate: 1013 W. 16th St. #1E, Chicago, Illinois 60608













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### **UNOFFICIAL COPY**

Dated as of the day of October, 2006

1013 W. 16<sup>TH</sup> STREET DEVELOPMENT, LLC an Illinois limited liability company

By:

Paul J. Francisco, Member

STATE OF LLINOIS

COUNTY OF COOK

I, the undersigned, a Northy Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Paul J. Francisco, personally known to me to be a Member of 1013 W. 16<sup>th</sup> Street Development, LLC, an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that a Member he signed and delivered the said instrument pursuant to authority given by the Members of said company as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

) SS.

GIVEN under my hand and official seal, this

day of October 2006

Notary Public

Notary Public of Illinois
Commission expires:

Notary Public of Illinois
Commission Expires 11/15/08

This instrument prepared by McCormick Braun Friman LLC, 217 N. Jefferson Street, Chicago, IL 60661

Upon Recording, Mail to:

Michael B. Jawgiel, P.C. Attorney at Law 5487 N. Milwaukee Ave Chicago II. 60630 Send Subsequent Tax Bills to:

1013 WIGHTST Development 1843 W Culyer Chicago, 12 60613

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## **UNOFFICIAL COPY**

#### **EXHIBIT A**

PARCEL 1: UNIT 1E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VILLAGE VIEW CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0612532048, IN THE NORTH ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. G-4 & P-4, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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 stipplated at length herein.

The Tenant of Unit 1E has waived or has failed to exercise the right of first refusal.