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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. 16TH 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. 161ST 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 loss or damage; (ix) Encroachments, which do not effect the use of the Unit as 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

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO
	NOV.-8.06
	REAL ESTATE TRANSFER TAX 03030.00 FP 103018

0000020665

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS
	NOV.-8.06
	REAL ESTATE TRANSFER TAX 00404.00 FP 103014

0000038772

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX
	NOV.-8.06
	REAL ESTATE TRANSFER TAX 00202.00 FP 103017

0000038493

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Dated as of the 25th day of
October, 2006

1013 W. 16TH STREET DEVELOPMENT, LLC
an Illinois limited liability company

By: *Paul J. Francisco*
Paul J. Francisco, Member

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 **Paul J. Francisco**, personally known to me to be a Member of
1013 W. 16th 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.

GIVEN under my hand and official seal, this 25th day of October 2006

Teresa L. West
Notary Public



Commission expires: _____

*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 IL 60630*

Send Subsequent Tax Bills to:
*1013 W 16th St Development
1843 W Colyer
Chicago, IL 60613*

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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 stipulated at length herein.

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

Cook County Clerk's Office