## UNOFFICIAL COPY

# 2632235352D

### SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, 2501 WEST TOUHY, LLC, an Illinois, limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real

Doc#: 0632235352 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds Date: 11/20/2006 12:54 PM Pg: 1 of 4

#### THE ABOVE SPACE FOR RECORDER'S USE ONLY

estate is locate i, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to MARIA SAVIAN, ("Grantee") married to Ioan Savian, whose address is:

6334 NTOFF Chicago II 60646

the following described real escale, to-wit:

See Exhibit A attached hereto and made a part hereof.

P.N.T.N.

The tenant has waived or failed to exercise the right of first refusal.

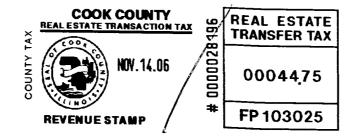
Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

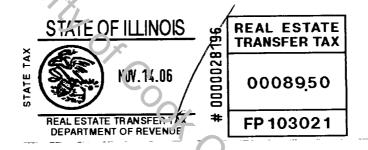
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

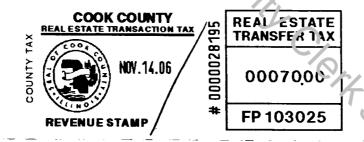
SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

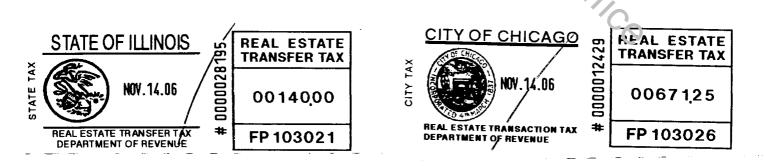
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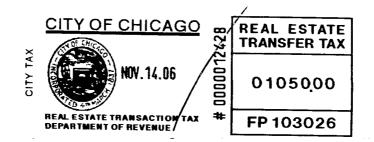
## **UNOFFICIAL COPY**











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### **UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date: 7-7-00.

Oran	ior nas nereante ser no mana and sem
	2501 WEST TOUHY, LLC an Illinois limited liability company
	By: Olympia Don
	GHEORGÉ POP (/  Its: Manager
	By: IOAN SAVIAN
	Its: Manager

STATE OF ILLINOIS )
COUNTY OF C O O K )

Whose Address Is:

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that GHEORGE POP and IOAN SAVIAN are the managers of 2501 WEST TOUHY, LLC, an Illinois limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said limited hat ility company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date:

"OFFICIAL SEAL"
Nicholas J. Hynes
Notary Public, State of Illinois
My Commission Exp. 09/08/2009

After Recording Mail to:

Send Subsequent Tax Bills to:

Maia Savier

(334 N Tipp
Chiange, Ti 60644

This Instrument Was Prepared by:

Douglas G. Shreffler

4653 N. Milwaukee Ave., Chicago, IL 60630

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#### **EXHIBIT "A"**

### LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 302 IN 2501 WEST TOUHY CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH QUARTER OF THE NORTH HALF OF THE WEST 5 ACRES (EXCEPT STREET) OF THE EAST 24 ACRES OF THE NORTHEAST QUARTER (BOTH NORTH AND SOUTH OF INDIAN BOUNDARY LINE) OF SECTION 36 TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 2, 2006 AS DOCUMENT NUMBER 0615331037, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGIT TO THE USE OF PARKING SPACE P-17 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0615331037.

PERMANENT INDEX NUMBER: 10-36-202-041

ADDRESS OF PROPERTY:

C/0/4/5 C 2501 W. TOUHY
UNIT 202, PARKING SPACE P-18