

UNOFFICIAL COPY



Doc#: 0632235352 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/20/2008 12:54 PM Pg: 1 of 4

**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

THE ABOVE SPACE FOR RECORDER'S USE ONLY

estate is located, 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 N Touhy Chicago, IL 60646  
the following described real estate, 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 instalments 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.

# UNOFFICIAL COPY

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



NOV. 14.06


REVENUE STAMP

# 0000028196

REAL ESTATE TRANSFER TAX
00044.75
FP 103025

STATE OF ILLINOIS

STATE TAX



NOV. 14.06


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000028196

REAL ESTATE TRANSFER TAX
00089.50
FP 103021

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



NOV. 14.06


REVENUE STAMP

# 0000028195

REAL ESTATE TRANSFER TAX
00070.00
FP 103025

STATE OF ILLINOIS

STATE TAX



NOV. 14.06


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000028195

REAL ESTATE TRANSFER TAX
00140.00
FP 103021

**CITY OF CHICAGO**

CITY TAX



NOV. 14.06


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000012429

REAL ESTATE TRANSFER TAX
00671.25
FP 103026

**CITY OF CHICAGO**

CITY TAX



NOV. 14.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000012428

REAL ESTATE TRANSFER TAX
01050.00
FP 103026



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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 RIGHT 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: 2501 W. TOUHY  
UNIT 202, PARKING SPACE P-18  
CHICAGO, IL 60645