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SPECIAL WARRANTY DEED

After Recording, Mail to:

JOHN G. WOLF
ATTORNEY AT LAW
3901 N. LINCOLN
CHICAGO IL 60613

Doc#: 0634122056 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/07/2006 12:04 PM Pg: 1 of 3

*This space is for **RECORDER'S USE ONLY***

OST 06/39/13

THIS CONVEYANCE is made as of November 17, 2006 between 5838 N. Glenwood, LLC, an Illinois limited liability company ("Grantor"), having an address of 4010 Greenacre, Northbrook, IL 60062 and DAMION ORTEGA ("Grantee"), having an address of 1639 W. Summerdale, Apt. 1, Chicago, IL 60640

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto Grantee, and to its respective successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

Parcel 1:

UNIT #3-S IN THE 5838-40 N. GLENWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 3 AND 4 IN THE SUBDIVISION OF THE SOUTH 5 CHAINS OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE PORTION LYING WEST OF RIDGE AVENUE) IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 8, 2006 AS DOCUMENT NO. 0631215083.

Parcel 2:

A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND DEPICTED ON THE PLAT OF SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS; AND

Parcel 3:

A PERPETUAL AND EXCLUSIVE EASEMENT FOR L.C.E. 6, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND DEPICTED ON THE PLAT OF SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM DATED OCTOBER 18, 2006 AND RECORDED NOVEMBER 8, 2006 AS DOCUMENT NUMBER 0616656132 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-05-312-015-0000
Address of Property: 5838 N. Glenwood, Chicago, IL 60660

Grantor also grants to 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 aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements for the benefit of said Property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration or any Amended 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.

This Deed is subject to: (1) general real estate taxes for 2006 and subsequent years; (2) the Condominium Act and the Condominium Declaration including all amendments and exhibits thereto; (3) applicable zoning and building laws and other ordinances of record; (4) encroachments, if any; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) leases and licenses affecting the Common Elements; (8) covenants, conditions, restrictions, easements and agreements of record; and (9) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and, if applicable (10) the existing lease or tenancy, if any, to which Grantee has agreed to take subject pursuant to the terms of the Condominium Purchase Contract with Grantor.

The Tenant of this Unit has waived or failed to exercise the right of first refusal to purchase the Unit; or the Tenant has no right of first refusal; or the Tenant is the Purchaser and Grantee hereunder. GRANTOR HEREBY CERTIFIES THAT THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, Grantor has hereto caused the foregoing Special Warranty Deed to be signed and delivered as of the day and year first above written.

5838 N. Glenwood, LLC, an Illinois Limited Liability Company

By: 
Title: _____ Manager

State of Illinois)
) ss.
County of Cook)


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daniel Grois, personally known to me to be the same person whose name

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is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as [his own free and voluntary act as Manager of 5838 N. Glenwood, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of November, 2006.

My Commission expires: 07/13/2009


Notary Public

This document prepared by:

Lawrence A. Guzik, Esq.
Attorney at Law
330 E. Main St., Suite 215
Barrington, IL 60010

"OFFICIAL SEAL"
Kelly Ann Brennan
Notary Public, State of Illinois
My Commission Expires 07-13-2009

Send Subsequent tax bills to:

DAMION ORTEGA
5838 N GLENWOOD
UNIT 3S
CHICAGO IL 60660

Property of Cook County Clerk's Office

City of Chicago
Dept. of Revenue
481352
12/07/2006 09:39
Batch 03350 15
Real Estate
Transfer Stamp
\$2,801.25

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
DEC.-7.06
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0000015388
0018675
FP 103042

STATE OF ILLINOIS
STATE TAX
DEC.-7.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0000003871
0037350
FP 103041