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THIS INSTRUMENT PREPARED BY: Elka Nelson Elka Geller Nelson & Associates, LLC 20 N. Clark, Suite 550 Chicago, IL 60602

<u>SEE PAGE 3 FOR MAIL TO</u> <u>INFORMATION</u> Doc#: 0634926056 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 12/15/2006 10:15 AM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY

This indenture mode this 30<sup>th</sup> day of November, 2006, between 515 W. Melrose, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to ransact business in the State of Illinois, Grantor, and John Bellen of 1005 S Washington, Park Ridge, IL, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantoc, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIF: AND CONVEY unto the Grantee, heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit.

As more fully described in Exhibit A attached neveto (the "Unit").

Together with all and singular the hereditaments and appartenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, clause or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, their heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree. To and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes and installments of special assessments not yet due and payable;
  - (b) the Illinois Condominium Property Act;
  - (c) the Declaration, including all Exhibits thereto, as amended from time to time;

411

0634926056D Page: 2 of 4

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- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) encroachments, if any; and
- (i) acts done or suffered by Grantee.

Permanent Real Estate Index Number(s): 14-21-314-008-0000; 14-21-314-009-0000

Address(es) of real estate: Unit 412 and P-32, 51 W. Melrose, Chicago, IL 60657

Grantor also here'zy 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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF, ALL IN COOK COUNTY, ILLINOIS.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its member the day and year first above written.

515 W. Melrose, LLC, an Illinois limited liability company

Its: Member

0634926056D Page: 3 of 4

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STATE OF ILLINOIS )	
COUNTY OF COOK )	
I,	ng instrument, appeared before me this day in elivered the foregoing instrument pursuant to
Giver under my hand and official seal this 30 day of November, 2006.	
COMMISSION EXPIRES 05/10/10	Notary Public  mission expires: 5/10/10
MAIL TO:	SEND SUPSEQUENT TAX BILLS TO:
WILLIAM T. RODEGHICK	JOHN P. P. ÉLLEN
111 W. Washindon ST, Suite 1150	5 19 W. MELROSE, UNIT 412
CHICAGO, JL. 6060)	JOHN P. P. ÉLLEIU  (NAME)  519 W. MELROSE, UNIT 412  (ADDRESS)  CHICAGO FO 60657  (CITY, STATE AND ZIP)
OR RECORDER'S OFFICE BOX NO	

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#### EXHIBIT A

#### PARCEL 1:

UNIT 412 and P32 IN THE METRO ON MELROSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

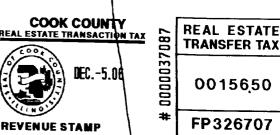
LOTS 1 AND 2 IN COUNTY CLERK'S DIVISION OF SUBLOTS 3 TO 9, INCLUSIVE, AND PART OF LOT 2 IN ASSESSOR'S DIVISION OF LOTS 27 AND 28 IN PINE GROVE, BEING A SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SUPVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE METRO ON MELROSE CONDOMINIUM RECORDED SEPTEMBER 8, 2006, AS DOCUMENT NO. 0625145103 ("DECLARATION"); TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

West Melrose, Chicago, IL Commonly known as **9** 

PIN 14-21-314-008-0000; 14-21-314-009-0000





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COUNTY TAX