

UNOFFICIAL COPY

STEWART TITLE  
2 NORTH LASALLE #625  
CHICAGO, ILLINOIS 60602  
312-849-4243



Doc#: 0636140044 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/27/2006 10:21 AM Pg: 1 of 4

529574  
STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-849-4243

**SPECIAL  
WARRANTY DEED**

**LEGAL DESCRIPTION:**

**PIN NUMBER:**

17-32-416-018 019-020-031  
-021

**PROPERTY ADDRESS:**

37 1/2 S. Halsted #37 1/2'  
Chicago, IL

4K9

**UNOFFICIAL COPY****SPECIAL WARRANTY  
DEED****THIS SPECIAL WARRANTY**

**DEED**, made this 15<sup>th</sup> day of December, 2006 by **37<sup>th</sup> Place Homes II, LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, of the City of Chicago, County of Cook, State of Illinois, and **Michael J. Passarelli**, a married person having an address of 256 W. 33<sup>rd</sup> Street, Chicago, Illinois, Grantee.

**WITNESSETH**, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, their successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described as follows:

Legal Description: See Exhibit A attached

Permanent Real Estate Index Number: See Exhibit A attached

Address of Real Estate: See Exhibit A attached

Together with all and singular the hereditaments and appurtenances thereto belonging, or in any way appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor also hereby grants to the Grantee, their successors and assigns, all rights and easements appurtenant to the subject premises described herein, the rights and easements for the benefit of said unit set forth in the declaration of townhome; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the said Premises hereby granted are, or may be,

11/15/06  
#95325

File Number: TM230250

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## LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF LOTS 1, 2, 3, 4, AND 5 (EXCEPT THE WEST 25.08 FEET THEREOF) IN THE SUBDIVISION OF LOTS 1 TO 4 INCLUSIVE IN BLOCK 13 IN GAGE AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALL TAKEN AS A TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT, SAID POINT BEING 53.44 FEET NORTH OF THE S. E. CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 54 MINUTES 25 SECONDS WEST ALONG THE CENTER LINE OF PARTY WALL (AND EXTENDED LINE THEREOF), A DISTANCE OF 62.54 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.83 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 43 SECONDS EAST ALONG THE CENTER LINE OF PARTY WALL (AND EXTENDED LINE THEREOF), A DISTANCE OF 62.54 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 23.79 FEET, TO THE POINT OF BEGINNING.

Commonly known as: 3742 South Halsted  
Townhome 3742  
Chicago IL

PIN: 17-32-416-018; 019; 020; 021; 031

CITY OF CHICAGO

CITY TAX



DEC. 19.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000021002

REAL ESTATE TRANSFER TAX
01593,75
FP 102807

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



DEC. 19.06

# 0000037785

REAL ESTATE TRANSFER TAX

00212,50

FP 102810

REVENUE STAMP

CITY OF CHICAGO

CITY TAX



DEC. 19.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000021001

REAL ESTATE TRANSFER TAX
01593,75
FP 102807

STATE OF ILLINOIS

STATE TAX



DEC. 19.06

# 0000037835

REAL ESTATE TRANSFER TAX

00425,00

FP 102804

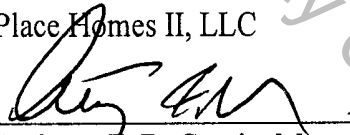
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

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in any manner encumbered or charged except as herein recited; it **WILL WARRANT AND DEFEND** against all persons lawfully claiming, or who claim the same, by, through or under it, subject to: (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration of Restrictions, Easements, Covenants, Party Wall Rights and Maintenance for the **37<sup>th</sup> PLACE TOWNHOMES ASSOCIATION**, (the "Association") recorded in the Office of the Cook County Recorder of Deeds on May 22, 2006, 2006 as Document number 0614216054 to itself and its successors and assigns, for the benefit of said Unit set forth in the Declaration of Townhome, of the rights and easements set forth in the Declaration; (d) utility easements of record, provided the Premises does not encroach thereon; (e) party wall rights and agreements; (f) roads and highways; (g) all licenses to the common elements; (h) acts done or suffered by Grantee or anyone claiming by through or under Grantee; and such other matters as to which the Title Insurer commits to insure grantee against loss or damage.

IN WITNESS WHEREOF, This Special Warranty Deed is executed this 15<sup>th</sup> day of December, 2006

37<sup>th</sup> Place Homes II, LLC



By: Anthony F. DeGrazia, Managing Member

STATE OF ILLINOIS        }  
  } SS.  
COUNTY OF COOK        }

I, undersigned, in and for said County in the State aforesaid DO HEREBY CERTIFY that Anthony F. DeGrazia, Managing Member of 37<sup>th</sup> Place Homes II, LLC, an Illinois Limited Liability Company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary acts, and as the authorized, free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 15<sup>th</sup> day of December, 2006

Michelle Yanoff  
Notary



Prepared by:  
Richard Indyke  
221 N. LaSalle St., Suite 1200  
Chicago, Illinois 60601

Return to:  
RICHARD INDYKE  
221 N. LA SALLE ST  
CHICAGO, IL 60601