

# UNOFFICIAL COPY



Doc#: 0636222070 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2006 11:36 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED Statutory (Illinois)

SA 366 8468  
1033

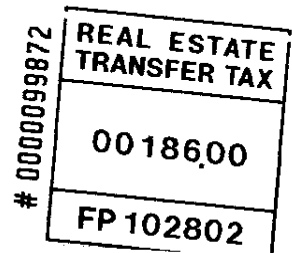
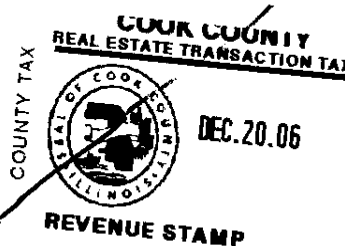
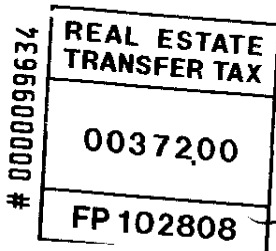
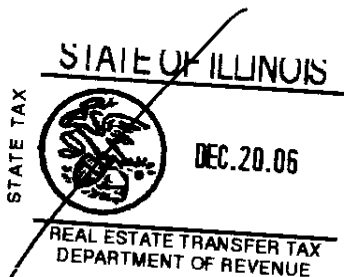
**THE GRANTOR**, Logan Station, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to NICU S. MOLDOVAN, of 3217 W. Belle Plaine Avenue, Chicago, IL 60618 (the "**GRANTEE**"), the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

*[See Exhibit A attached hereto and made a part hereof]*

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the 2511-13 N. Milwaukee Condominium Association at Logan Station (the "**Declaration**"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) encroachments; (x) Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements for 2511-13 N. Milwaukee; and (xi) acts of Purchaser. None of the exceptions shall interfere with the use of the Unit as a residence.

**Permanent Real Estate Index Number(s): 13-25-315-040-0000**

**Address of Real Estate: 2511-2513 N. Milwaukee, Unit 1S and P-1, Chicago, IL 60647**



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# UNOFFICIAL COPY

Dated as of the 12/14 day of December 2006



LOGAN STATION, L.L.C., an Illinois limited liability company

By: SUMMER DEVELOPEMNT, LLC, an Illinois limited liability company, its authorized agent

By: Scott Weitzman  
Scott Weitzman, its Manager

STATE OF ILLINOIS )  
) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Scott Weitzman, Manager of Summer Development, LLC, an Illinois limited liability company, as authorized agent of Logan Station, L.L.C., an Illinois limited liability company, by Summer Development, LLC, 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 act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14<sup>th</sup> day of December, 2006.

Teresa L. West  
Notary Public



This instrument prepared by McCormick Braun Friman, 217 N. Jefferson Street, Chicago, IL 60661

MICU MOKDOVAN  
Upon Recording, Mail to:  
2511 N MILWAUKEE AVE  
UNIT 15  
CHICAGO, IL 60647

MICU MOKDOVAN  
Send Subsequent Tax Bills to:  
2511 N MILWAUKEE  
UNIT 15  
CHICAGO, IL 60647

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STREET ADDRESS: 2511 N. MILWAUKEE AVE

UNIT 1S

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 13-25-315-040-0000

**LEGAL DESCRIPTION:**

PARCEL 1:

UNITS 1S AND PS IN THE 2511-13 N. MILWAUKEE CONDOMINIUMS AT LOGAN STATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 21 AND 22, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0634909107, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-1S, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0634909107.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NUMBER 0634909105 AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0634909106.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

The Tenant of Unit 1S has waived or has failed to exercise the right of first refusal.