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SPECIAL WARRANTY DEED Statutory (Illinois)

Doc#: 0700442051 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds
Date: 01/04/2007 09:30 AM Pg: 1 of 4

THE GRANTOR, Logan Station, LL of Chicago, County of Cook, State of I (\$10.00) Dollars in hand Paid, GRANT LAURENTIU MATEL, of 3826 N. Trofollowing described real estate (the "P. State of Illinois to wit.

State of Illinois to wit.

Subject only to the following except of payable; (ii) covenants, conditions, and easements; (iv) zoning and building law (vi) Illinois Condominium Property Ac Condominium Ownership and of Easer 2507-09 N. Milwaukee Condominium

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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 LAURENTIU MATEL of 3826 N. Troy, 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.

A Angle plum, and IAMONA SYMMATT, Single plum, and IAMONA SYMMATT, and IAMONA Symmathy.

[See Exhibit A att sched 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 2507-09 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.

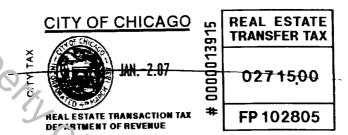
Permanent Real Estate Index Number(s): 13-25-315-041-0000 and 13-25-315-042-0000 (affects land and other property)

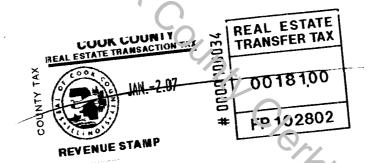
Address of Real Estate: 2507-09 N. Milwaukee, Unit 2N and P-1, Chicago, IL 60622

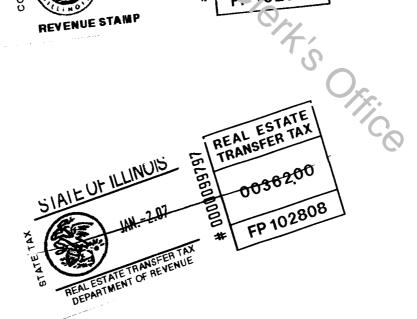
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0700442051D Page: 3 of 4

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

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

Scott Weitzman, its Manager

Opon Op STATE OF ILLINOIS

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 Winois 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 Northrial Seal this 15

Notary Public

Official Seal

Teresa L. West My commission expires Public of Illinois

My Commission Expires 11/15/08

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

Upon Recording, Mail to

PAMONA GUARMATI" 2507-N Milwaukon UNT 2N Chicago a 66627

Send Subsequent Tax Bills to:

0700442051D Page: 4 of 4

STREET ADDRESS: 2507 UNDEFFICIAL COPY

CITY: CHICAGO COUNTY:

TAX NUMBER: 13-25-315-040 * 643

LEGAL DESCRIPTION:

PARCEL 1: UNITS 2N AND PS IN 2507-09 N. MILWAUKEE CONDOMINIUMS AT LOGAN SQUARE AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 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 CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1634909109, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2: EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER PARKING SPACE G-2N AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID.

PARCEL 3: NON-EXCLUSIVE FASEMENTS 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 06:34909105 AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 06:34909108.

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 2N has waived or has failed to exercise the right of first refus.1.