



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

SPECIAL WARRANTY DEED
Statutory (Illinois)

CT1 ABAMER SA3668460 LNU 1 OF 3

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 MATEI, 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 single person, and RAMONA BUAKMATTI, a single person, not as Tenants in Common, but as JOINT TENANCY.
[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 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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Box 334

UNOFFICIAL COPY

Property of Cook County Clerk's Office

CITY OF CHICAGO

CITY TAX



JAN. 2.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000013915

REAL ESTATE
TRANSFER TAX

0271500

FP 102805

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JAN. 2.07

REVENUE STAMP

000000034

REAL ESTATE
TRANSFER TAX

0018100

FP 102802

STATE OF ILLINOIS

STATE TAX



JAN. 2.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

19799000000

REAL ESTATE
TRANSFER TAX

0036200

FP 102808

UNOFFICIAL COPY

STREET ADDRESS: 2507 N. MILWAUKEE # 2N

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 13-25-315-040 & C Y 2

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 0634909109, 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 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 0634909108.

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 refusal.