

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0701033008 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/10/2007 08:04 AM Pg: 1 of 3

THIS INDENTURE
WITNESSETH,

That the Grantor, **BERWYN INVESTMENTS, LLC**, an Illinois, limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois

THE ABOVE SPACE FOR RECORDER'S USE ONLY

and duly authorized to transact business in the State where the following describe real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the manager of said **MATTHEW AARON WOLF**, ("Grantee"), a single person, whose address is 8353 W. Summerdale, Chicago, IL 60656, the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

P.N.T.N.

The tenant has waived or failed to exercise the right of first refusal.

Grantor also hereby grants to the 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 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.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:
12.22.09

BERWYN INVESTMENTS, LLC
an Illinois limited liability company

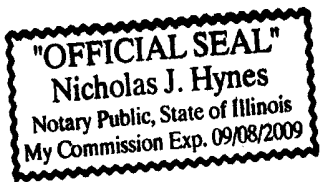
By: 
RADU MUNTEAN

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 Radu Muntean is the member of BERWYN INVESTMENTS, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date:
12.22.09




Notary Public

My commission expires _____

After Recording Mail to:

Timothy L. Rowell
35 E Wacker Drive #1870
Chicago, IL 60601

Send Subsequent Tax Bills to:

Timothy L. Rowell
35 E Wacker Dr #1870
Chicago IL 60601

This Instrument Was Prepared by:
Whose Address Is:
60630

Douglas G. Shreffler
4653 N. Milwaukee Avenue, Chicago, IL

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EXHIBIT A

(Legal Description)

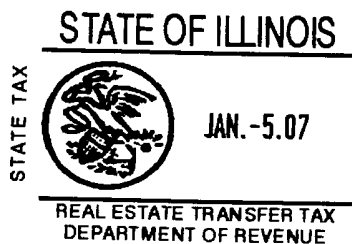
PARCEL 1: UNIT 8712-2W AND PARKING SPACE P-3 IN THE 8708-12 WEST BERWYN CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 31 AND 32 IN LARRY J. PONTARELLI SON'S, INC. SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 3, 2006 AS DOCUMENT NO. 0612310044 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-9 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 6012310044.

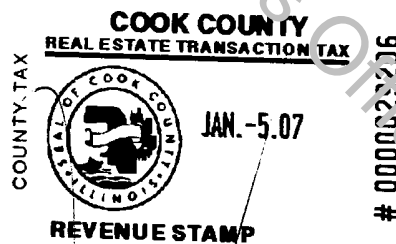
PERMANENT INDEX NUMBER: 12-11-117-026, 12-11-117-027

ADDRESS OF PROPERTY: 8708-12 WEST BERWYN AVENUE
UNIT 8712-2W
CHICAGO, ILLINOIS 60656



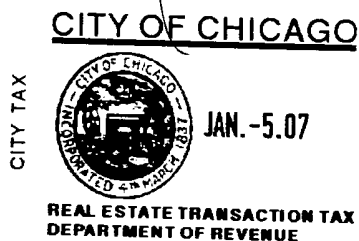
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REAL ESTATE TRANSFER TAX
00195.00
FP 103021



0000029206

REAL ESTATE TRANSFER TAX
00097.50
FP 103025



0000012858

REAL ESTATE TRANSFER TAX
01462.50
FP 103026