

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED Statutory (Illinois)

Doc#: 0702342090 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/23/2007 10:49 AM Pg: 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 JUDITH YOUNG, of 232 Nantucket Harbor, Schaumburg, IL 60193 (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 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; 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: 2507-2509 N. Milwaukee, Unit 2S, Chicago, IL 60647

1083  
CT/C  
SA 3068463  
Nadest  
gm

STATE OF ILLINOIS	
	JAN. 17. 07
STATE TAX	REAL ESTATE TRANSFER TAX
# 0000100133	0037000
	FP 102808
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

CITY OF CHICAGO	
	JAN. 17. 07
CITY TAX	REAL ESTATE TRANSFER TAX
# 0000014203	0277500
	FP 102805
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
	JAN. 17. 07
COUNTY TAX	REAL ESTATE TRANSFER TAX
# 0000100368	0018500
	FP 102802
REAL ESTATE TRANSACTION TAX REVENUE STAMP	

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## EXHIBIT A LEGAL DESCRIPTION

UNIT 2S IN 2507-09 N. MILWAUKEE CONDOMINIUM AT LOGAN STATION, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0634909109, BEING A PORTION OF:

PARCEL 1:

LOTS 23 AND 24, 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 SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-2S, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0634909109.

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 MAINTENCE 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 2S has waived or has failed to exercise the right of first refusal.