

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0703008182 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/30/2007 02:18 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH,

That the Grantor, **222 EAST PEARSON REO, LLC**, a Delaware limited liability company, duly organized and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State where the following described real estate is located,

(Reserved for Recordors Use Only)

for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Manager of said limited liability company, covenants to warrant and defend said real estate against the lawful claims of persons claiming by, through, or under it and hereby **GRANTS, BARGAINS, SELLS and CONVEYS** to **SNEHAL MEHTA AND SMITA PATEL** (collectively, "Grantee"), whose address is: 404 Callie Court, Morton Grove, Illinois not in tenancy in common but as **JOINT TENANTS**, the following described real estate, situated in the City of Chicago, County of Cook to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number (PIN): 17-03-227-024-1041 ✓
Address of Real Estate: 222 E. Pearson, Unit 605 Chicago, Illinois 60611 ✓

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

SUBJECT TO: (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) other assessments or installments thereof not due and payable at the time of Closing (3) the Act; (4) the Condominium Declaration; (5) public, private and utility easements, (6) covenants, conditions and restrictions of record that do not adversely affect Purchaser's use of the Purchased Unit Ownership for residential purposes; (7) applicable zoning, planned unit development and building laws, ordinances and restrictions; (8) leases and licenses affecting the Common Elements; (9) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed; (10) matters over which the Title Insurer is willing to insure; (11) acts done or suffered by the Purchaser; (12) Purchaser's mortgage, if any; (13) the Lease, if any, to which Purchaser is to take subject pursuant to Paragraph 9 above; and (14) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for waterways, roads and highways, if any.

THE TENANT OF UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

Case# 1071766780

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Unit **605** in 222 East Pearson Condominium as delineated on a survey of part of the following described parcel of real estate:

Lots 85, 86, 87 and 88 (except the north 8.0 feet of said lot 88 taken for alley) in Lake Shore Drive Addition to Chicago, a subdivision of parts of blocks 14 and 20 in Canal Trustees' Subdivision of the south fractional 1/4 of fractional section 3, township 39 north, range 14 east of the third principal meridian in Cook County, Illinois; which survey is attached as an exhibit to the declaration of condominium recorded as document number 0534018034, together with said unit's undivided percentage interest in the common elements.

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 the 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.

Permanent Index Number (PIN): 17-03-227-024-1041
Address of Real Estate: 222 E. Pearson, Unit **605** Chicago, Illinois 60611

Property of Cook County Clerk's Office