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SPECIAL WARRANTY DEED Statutory (Illinois)



Doc#: 0703133212 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/31/2007 01:48 PM Pg: 1 of 3

CTI A Barnett 5A3668485 LND 2 of 4

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	DEC.22.06	# 0000013829	REAL ESTATE TRANSFER TAX
			0240000
			FP 102805


THE GRANTOR, CAPRICORN DEVELOPMENT, INC, an Illinois corporation, 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, CONVEYS and WARRANTS to **JOEY TORRES AND GIANNA BOTICA** husband and wife, 2937 S. Shields Avenue, Fl. 2, Chicago, IL 60616 (the "GRANTEE"), as tenants by the entirety, 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, including drainage system easement; (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 3565 S. King Drive Condominium Association (the "Declaration"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) Encroachments, which do not effect the use of the Unit as a residence; and (x) acts of Purchaser.

Permanent Real Estate Index Number: 17-34-400-021-0000

Address of Real Estate: 3565 S. King Drive Unit 2, Chicago, Illinois, 60653

COUNTY TAX  REVENUE STAMP	DEC.22.06	# 0000099925	REAL ESTATE TRANSFER TAX
			0016000
			FP 102802

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	DEC.22.06	# 0000099688	REAL ESTATE TRANSFER TAX
			0032000
			FP 102808

3/8

Box 334

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 2 IN THE 3565 S. KING DRIVE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 30 FEET OF SUB LOT 4 (EXCEPT THE EAST 8 FEET TAKEN FOR ALLEY) IN BOGUE'S SUBDIVISION OF LOTS 11, 12, 13 AND 14 IN BLOCK 1 IN ELLIS WEST ADDITION TO CHICAGO, IN SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS APPENDIX D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0631815082 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0631815082.

"Grantor also hereby grants Grantee, it's 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, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed 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 THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.