

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0704002186 Fee: \$32.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 02/09/2007 09:42 AM Pg: 1 of 5

835-1812

Property of

The above space reserved for Recorder's use only.

THIS INDENTURE, made, January 3, 2007 between 1228 West Monroe Street Corp., an Illinois corporation, located at 4252 N. Cicero, Chicago, IL 60618, duly authorized to transact business in the State of Illinois, party of the first part, and Scott Z. Berman and Therese M. Berman as to an undivided 1/3 interest, Zachary S. Fainman and Linda B. Fainman as to an undivided 1/3 interest, and Charles Shulruff and Audrey G. Shulruff as to an undivided 1/3 interest, as Tenants in Common, 9816 N. Keeler, Skokie, IL, 60076, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

1081

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions listed on Exhibit A attached hereto.

BOX 334 CTI

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Property of Cook County Office

COUNTY TAX
COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 FEB.-7.07
 REVENUE STAMP

0000035966

REAL ESTATE TRANSFER TAX	0025.175
FP 103034	

STATE TAX
STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 FEB.-7.07

0000035861

REAL ESTATE TRANSFER TAX	00503.50
FP 103032	

CITY TAX
CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 FEB.-7.07

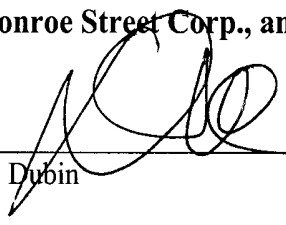
0000012664

REAL ESTATE TRANSFER TAX	03776.25
FP 103033	

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IN WITNESS WHEREOF, said party of the first part has caused the seal of its authorized signatory to be hereto affixed, and has caused its name to be signed to these presents, the day and year first written above.

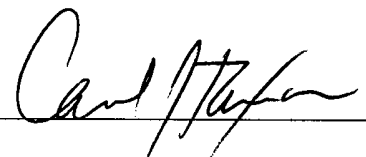
1228 West Monroe Street Corp., an Illinois corporation

By: 
Name: David J. Dubin
Title: President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Carol J. Taxman, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the President of **1228 West Monroe Street Corp., an Illinois corporation**, 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 as such President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of **1228 West Monroe Street Corp., an Illinois corporation** as his free and voluntary act, and the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, January 3 2007


Notary Public, State of Illinois
My Commission Expires: _____



This instrument was prepared by: Carol J. Taxman, Ltd., 9636 Lawler Suite 1B, Skokie, Illinois 60077

MAIL TO: Scott Z. Berman 9816 N. Keeler, Skokie, IL. 60076

SEND SUBSEQUENT TAX BILLS TO: Scott Z. Berman, Charles Schulruff and Zachary Fainman, 1234 W. Monroe St. Unit 1, Chicago, Illinois 60607, and Parking n/a

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EXHIBIT A

See attached

Subject to: (a) general real estate taxes not yet due and payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/their 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, aforesaid, and the party of the first part 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.

Common Address: 1234 W. Monroe St. Unit 1
Chicago, Illinois 60607
and Parking n/a

Permanent Index Numbers: 17-17-105-018-0000 and
17-17-105-019-0000

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY****ORDER NUMBER:** 1401 008357812 NA**STREET ADDRESS:** 1234 WEST MONROE STREET

UNIT 1

CITY: CHICAGO**COUNTY:** COOK .**TAX NUMBER:** 17-17-105-018-0000**LEGAL DESCRIPTION:**

PARCEL 1(23): THAT PART OF LOTS 18 AND 19 AND THE EAST 6.00 FEET OF THE SOUTH 118.00 FEET OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 18 IN MCCORMICK'S SUBDIVISION OF LOT 6 IN ASSESSOR'S DIVISION OF BLOCK 3 IN THE CANAL TRUSTEES SUBDIVISION OF THE WEST 1 / 2 AND THE WEST 1 / 2 OF THE NORTHEAST 1 / 4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOTS 7, 8, 9 AND 10 IN ASSESSORS DIVISION OF BLOCK 3 AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 3, THENCE NORTH 89°51'40" WEST ALONG THE SOUTH LINE OF BLOCK 3, 296.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°51'40" WEST ALONG THE SOUTH LINE OF SAID BLOCK 3, 52.50 FEET; THENCE NORTH 00°08'20" EAST, 22.30 FEET; THENCE SOUTH 89°51'40" EAST, 52.50 FEET; THENCE SOUTH 00°08'20" WEST, 22.30 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 8.50 FEET OF THE ABOVE DESCRIBED PARCEL LYING BELOW A HORIZONTAL PLANE OF ___ ABOVE CHICAGO CITY DATUM.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE MONROE STREET TOWNHOMES RECORDED AS DOCUMENT NUMBER 0617931136.