

① UNOFFICIAL COPY

CST 0616494
SPECIAL WARRANTY
DEED



Doc#: 0704631066 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/15/2007 12:24 PM Pg: 1 of 3

After Recording, Mail
to:
John Dentamaro, Esq.
Pipal & Berg, LLP
150 South Wacker Dr.
#2650
Chicago, IL 60606-4206

This space is for **RECORDER'S USE ONLY**

THIS INDENTURE, is made as of February 1, 2007 between **3264 N. Clark, LLC**, an Illinois limited liability company ("Grantor"), having an address of 1205 N. Dearborn St., Chicago, IL 60610 and **Patrick Brady and Monica Soto**, as joint tenants with the right of survivorship* (jointly as "Grantee") and having an address of 2819 N. Burling, Apt. #6, Chicago, IL 60657.

** not as tenants in common*

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto Grantee, and to its respective successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois described as follows, to-wit: *See*

Attached Legal Description

~~Parcel 1: UNIT #911-1-S IN THE RESIDENCE AT CLARK AND SCHOOL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:~~

~~LOTS 14, 15, 16, 17, 18 AND 19 IN THE RESUBDIVISION OF BLOCK 2 IN HAMBLETON WESTON AND DAVIS SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

~~TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 17, 2006 AS DOCUMENT NUMBER 0622912000 IN COOK COUNTY, ILLINOIS.~~

3h

PINS: #14-20-426-001-0000; #14-20-426-002-0000; AND #14-20-426-021-0000 (UNDERLYING)
Commonly known as: Unit #1-S at 911 W. School, Chicago, Illinois 60657

Grantor also grants to Grantee, 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 Grantor reserves to itself, its successors and assigns, the rights and easements for the benefit of said Property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in

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Legal Description

of premises commonly known as 911 W. School, Unit S-1, Chicago, IL 60610

PARCEL 1: 911-S-1 W. SCHOOL, IN THE RESIDENCE AT CLARK AND SCHOOL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 14, 15, 16, 17, ^{18 ab} AND 19 IN THE RESUBDIVISION OF BLOCK 2 IN HAMBLETON WESTON AND DAVIS SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND RECORDED AUGUST 17, 2006 AS DOCUMENT 0622912000.

PARCEL 2: A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. , AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 14-*20-426-001

14-20-426-002

14-20-426-021

City of Chicago
Dept. of Revenue
492688
02/15/2007 09:57




Real Estate
Transfer Stamp
\$2,250.00

Batch 07267 24

STATE TAX

STATE OF ILLINOIS



FEB. 15. 07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000005638

REAL ESTATE TRANSFER TAX
0030000
FP 103041

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB. 15. 07

REVENUE STAMP

0000019102

REAL ESTATE TRANSFER TAX
0015000
FP 103042

SEND SUBSEQUENT TAX BILLS:

Patrick Brady and Monica Soto
911 W. School, Unit S-1
Chicago, IL 60610

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the Declaration or any Amended 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.

This Deed is subject to: (1) general real estate taxes for 2006 and subsequent years; (2) the Condominium Act and the Condominium Declaration including all amendments and exhibits thereto; (3) applicable zoning and building laws and other ordinances of record; (4) encroachments, if any; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) leases and licenses affecting the Common Elements; (8) covenants, conditions, restrictions, easements and agreements of record; and (9) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser.

The Tenant of this Unit has waived or failed to exercise the right of first refusal to purchase the Unit; or the Tenant has no right of first refusal; or the Tenant is the Purchaser and Grantee hereunder. GRANTOR HEREBY CERTIFIES THAT THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, Grantor has hereto caused the foregoing Special Warranty Deed to be signed and delivered as of the day and year first above written.

3264 N. Clark, LLC, an Illinois Limited Liability Company

By: *Shawn Clark*
Title: Manager

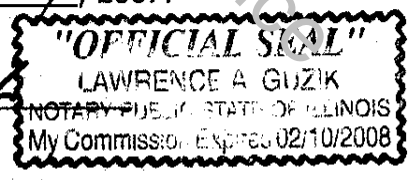
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Shawn Clark, 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, sealed and delivered the said instrument as his own free and voluntary act as Manager of 3264 N. Clark, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 1ST day of FEBRUARY, 2007.

My Commission expires:

Lawrence A. Guzik
Notary Public



This document prepared by:

Lawrence A. Guzik, Esq.
Attorney at Law
330 E. Main St., Suite 215
Barrington, IL 60010

Mail subsequent tax bills to:

Patrick Brady
711 W. School 1-S
Chicago, IL 60657