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SPECIAL WARRANTY DEED

Statutory (ILLINOIS)

(Company to Individual)

GRANTOR(S),
2033-35 NORTH DAMEN, LLC,
a limited liability company created and existing
under and by virtue of the laws of
State of Illinois, and duly authorized
to transact business in the State of Illinois
for and in consideration of Ten Dollars (\$10.00)
and other good and valuable consideration in
hand paid, CONVEY(S) and WARRANTY(S)
to the grantee(s)
City View Real Estate Investment Group, Inc.
An Illinois corporation



Doc#: 0704733194 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/16/2007 01:24 PM Pg: 1 of 4

(The Above Space For Recorder's Use)

the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 2N IN THE 2033 N. DAMEN CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1 :

LOT 28 IN BLOCK 40 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 31 AND 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE OF +25.74 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS : BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 28; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 71.65 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF A 4 STORY CONCRETE BLOCK BUILDING; THENCE NORTH ALONG THE EAST FACE OF SAID 4 STORY CONCRETE BLOCK BUILDING, A DISTANCE OF 17.55 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 11.13 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 28, A DISTANCE OF 5.62 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 7.08 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 28, A DISTANCE OF 3.89 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 53.44 FEET TO A POINT IN THE WEST LINE OF SAID LOT 28, SAID POINT BEING 19.28 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 28; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 28, A DISTANCE OF 19.28 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2 :

LOT 27 IN BLOCK 40 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE OF +25.74 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS : BEGINNING AT THE NORTHWEST CORNER OF SAID LOT

ST5093188
Mundell
CNC
497 no ads


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Box 334

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STATE TAX

STATE OF ILLINOIS



FEB. 15.07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000100635

REAL ESTATE TRANSFER TAX
0020000
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION (TA)



FEB. 15.07


REVENUE STAMP

0001130869

REAL ESTATE TRANSFER TAX
00100.00
FP 102802

CITY TAX

CITY OF CHICAGO



FEB. 15.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000014625

REAL ESTATE TRANSFER TAX
01500.00
FP 102805

Property of Cook County Clerk's Office

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27; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 71.79 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST FACE OF A 4 STORY CONCRETE BLOCK BUILDING; THENCE SOUTH ALONG THE EAST FACE OF SAID 4 STORY CONCRETE BLOCK BUILDING, A DISTANCE OF 19.57 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 23.0 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 27, A DISTANCE OF 3.80 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 3.15 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 27, A DISTANCE OF 0.15 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 3.50 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 27, A DISTANCE OF 5.80 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 7.33 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 27, A DISTANCE OF 1.78 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 6.04 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 27, A DISTANCE OF 0.14 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 28.77 FEET TO A POINT IN THE WEST LINE OF SAID LOT 27, SAID POINT BEING 19.34 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 27; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 27, A DISTANCE OF 19.34 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0618034103 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE PL, AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0618034103

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, unto the Grantee, either in law or in 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 Grantee, its heirs and assigns forever.

There are no Tenants in the Unit with the right of first refusal.

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 said Declaration for the benefit of the remaining property described therein.

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And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or 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 incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

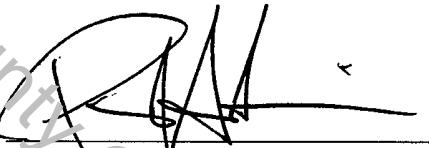
1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Easement Agreement with 2031/35 N. Damen Commercial Condominium Association;
4. Public and utility easements;
5. Covenants, conditions, restrictions of record as to use and occupancy;
6. Applicable zoning and building laws, ordinances and restrictions;
7. Roads and highways, if any;
8. Provisions of the Condominium Property Act of Illinois;
9. Installments due after the date of closing of assessments established pursuant to the Declaration,
10. Grantee's mortgage, and
11. acts done or suffered by the Grantee

Permanent Real Estate Index Number(s): 14-31-213-013-0000; 14-31-213-014-0000
Address(es) of Real Estate: 2033-35 N. Damen, Chicago, Illinois 60647

IN WITNESS WHEREOF, Grantor has caused its name to be signed as of this 20TH day of October, 2006

2033-35 North Damen, LLC.

By: 
Brad Schreiber, Manager

By: 
Paul Audrain, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Brad Schreiber and Paul Audrain, personally known to me to be the Managers said limited liability company, and, appeared before me this day in person, and severally acknowledged that as such Managers they signed and delivered the said instrument, as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 20TH day of October, 2006




NOTARY PUBLIC

111 W. Washington, #823, Chicago, Illinois 60602

Mail to: David Chalken
111 W. Washington #823
Chicago IL 60602

Send Subsequent Tax Bills To: City of Chicago
2033 N. Damen #211
Chicago IL 60647