

UNOFFICIAL COPY



Doc#: 0705442028 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/23/2007 12:02 PM Pg: 1 of 3

SPECIAL WARRANTY DEED Statutory (Illinois)

| | | |
|---|-------------------|--------------------------|
| STATE TAX | STATE OF ILLINOIS | REAL ESTATE TRANSFER TAX |
| | FEB. 16. 07 | 0044000 |
| REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | # 0000100653 | FP 102808 |

THE GRANTOR, Logan Station, LLC, an Illinois limited liability company, 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, GRANTS, BARGAINS, SELLS and CONVEYS to JEFFREY S. HENDERSON AND KARIN S. HENDERSON, husband and wife, 226 North Clinton, Chicago, IL 60661 (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; (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 2522-24 N. Willetts Condominium Association at Logan Station (the "Declaration"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) encroachments; and (x) acts of Purchaser. None of the exceptions shall interfere with the use of the Unit as a residence.

Permanent Real Estate Index Number(s): 13-25-315-022-0000 (affects land and other property)

Address of Real Estate: 2522-24 N. Willetts, Unit 3S and PS, Chicago, IL 60647

BOX 334 CTI

3/8

| | | |
|--|-----------------|--------------------------|
| CITY TAX | CITY OF CHICAGO | REAL ESTATE TRANSFER TAX |
| | FEB. 16. 07 | 0390000 |
| REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | # 000014643 | FP 102805 |

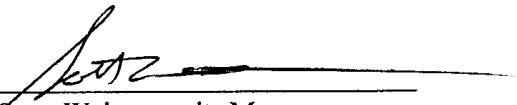
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|---------------|--|--------------------------|
| COUNTY TAX | COOK COUNTY REAL ESTATE TRANSACTION TAX | REAL ESTATE TRANSFER TAX |
| | FEB. 16. 07 | 0022000 |
| REVENUE STAMP | # 000010889 | FP 102802 |

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Dated as of the 15th day of
February 20007

LOGAN STATION, L.L.C., an Illinois
limited liability company

By: SUMMER DEVELOPEMNT, LLC,
an Illinois limited liability company, its
authorized agent

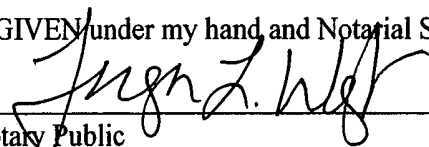
By: 
Scott Weitzman, its Manager

Property of COOK COUNTY CLERK'S Office

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 Scott Weitzman, Manager of Summer Development, LLC, an Illinois limited liability company, as authorized agent of Logan Station, L.L.C., an Illinois limited liability company, by Summer Development, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15th day of February 20007



Notary Public

My commission expires

| |
|--|
| Official Seal Teresa L. West Notary Public of Illinois My Commission Expires 11/15/08 |
|--|

***This instrument prepared by McCormick Braun Friman, 217 N. Jefferson Street,
Chicago, IL 60661***

Upon Recording, Mail to:
Benjamin W. Wang, Esq.
2615 N. Sheffield Ave
Chicago, IL 60614

Send Subsequent Tax Bills to:
Jeffrey and Karin Henderson
2522-24 N. Willetts
Unit 3S
Chicago, IL 60647

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EXHIBIT A LEGAL DESCRIPTION

AT LOGAN STATION

UNIT 3S AND PS IN 2522-24 N. WILLETTS CONDOMINIUMS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0636322108, BEING A PORTION OF:

PARCEL 1:

LOTS 12 AND 13, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-3S, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0636109080.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NUMBER 0636109079.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

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.

The Tenant of Unit 3S has waived or has failed to exercise the right of first refusal.