

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



**This instrument prepared by:**  
Gregory A. Braun, Esq.  
217 N. Jefferson, 1<sup>st</sup> Floor  
Chicago, IL 60661

Doc#: 0706640060 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/07/2007 10:44 AM Pg: 1 of 3

**Mail to:**  
Daniel Fajerstein  
555 Skokie Blvd #445  
Northbrook, IL 60062

**Send Subsequent Tax Bills to:**  
Jim Donovan  
500 Laurel  
Wilmette, IL 60091

## SPECIAL WARRANTY DEED

THE GRANTOR, ORCHARD STREET ACQUISITIONS LLC I, an Illinois limited liability company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, does GRANT, BARGAIN AND SELL TO GRANTEE: JAMES D. DONOVAN, AS SUCCESSOR TRUSTEE OF THE JOHN V. DONOVAN DECLARATION OF TRUST DATED MAY 12, 1971 AS TO AN UNDIVIDED 30% INTEREST; AND PATRICIA H. DONOVAN, AS TRUSTEE OF THE PATRICIA H. DONOVAN DECLARATION OF TRUST DATED SEPTEMBER 6, 1984, AS TO AN UNDIVIDED 70% INTEREST

ADDRESS: 500 Laurel, Wilmette, IL 60091

All interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF).

Commonly known as: 2815-17 North Orchard Street, Unit P-9, Chicago, Illinois  
P.I.N. 14-28-119-029-0000 (affects the land and other property)

**SUBJECT TO:** (1) general real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) easements, covenants, restrictions, agreements, conditions and building lines of record; (4) the Illinois Condominium Property Act; (5) the terms, provisions and conditions of the Declaration of Condominium of Abbott Court Condominiums I and other project documents, as well as all amendments and exhibits thereto, including the By-Laws of Abbott Court I Condominium Association and the Plat required by the Illinois Condominium Property Act; (6) leases, licenses, easements, operating agreements and other agreements affecting the Common Elements of the development; (7) acts done or suffered by Grantee, or anyone claiming, by, through or under Grantee; (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Grantee against loss or damage; (9) applicable zoning, planned unit development and building laws or ordinances and restrictions; and (10) Grantee's mortgage, if any.

FIRST AMERICAN TITLE order #

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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 has waived or has failed to exercise the right of first refusal.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this 7<sup>th</sup> day of Feb., 2007.

**ORCHARD STREET ACQUISITIONS LLC I,**  
an Illinois limited liability company

By: \_\_\_\_\_  
Name: Jeffery Tessler  
Its: Manager

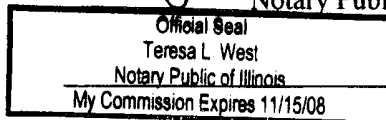
State of Illinois )  
                          ) ss  
County of Cook)

I, the undersigned, a Notary Public, in and for the Cou  
HEREBY CERTIFY, that Jeffery Tessler, the manager of OR  
ACQUISITIONS LLC I, and personally known to me to be  
subscribed to the foregoing instrument, appeared before me th  
that he signed, sealed and delivered the said instrument as his  
president and manager, for the uses and purpose therein set fi

Given under my hand and official seal, this 7<sup>th</sup> day

Joseph L. West  
Notary Public

My commission expires:



CASHIER  
PLEASE INSERT  
document # of  
1st deed  
THANK - you  
DIANNE

ATTACHED CITY, STATE/COUNTY TRANSFER STAMPS REPRESENT  
FULL CONVEYANCE CONSIDERATION FOR ALL 2 DEEDS. THIS  
BEING 2 of 2

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: PARCEL 1: UNIT 1104 AND P-58 IN THE PARK WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF LOTS 1, 2 AND 3 IN F. DEMING'S SUBDIVISION OF LOTS 6, 7, 8 AND 9 OF OUTLOT 'C' IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT # 97400395 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS."

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE COMMERCIAL PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE 444 WEST FULLERTON AVENUE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 5, 1997, AS DOCUMENT NUMBER 97400394.

Permanent Index #'s: 14-28-317-063-1084 Vol. 0486 and 14-28-317-063-1238 Vol. 0486

Property Address: 444 West Fullerton Parkway, Unit 1104, Chicago, Illinois 60614

Cook County Clerk's Office