

UNOFFICIAL COPY

SPECIAL WARRANTY DEED Statutory (Illinois)



Doc#: 0707447045 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/15/2007 09:19 AM Pg: 1 of 3

GIT 3-9

2075
4379007

The **GRANTOR**, Waveland Ventures, 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 **IAN DUNI AND LUCY DUNI**, husband and wife, of 743 W. Waveland, Unit 1, Chicago, IL (the "**GRANTEES**") 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, including drainage system easement; (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 733-43 W. Waveland Condominium Association (the "**Declaration**"); (viii) the Operating Agreement (as defined in Section 8 herein); (ix) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (x) Encroachments, which do not effect the use of the Unit as a residence; and (xi) acts of Purchaser.

Permanent Real Estate Index Number: 14-21-108-018-0000 *(underlying)*

Address of Real Estate: 743 W. Waveland, Unit 1, Chicago, IL 60613

CITY OF CHICAGO

CITY TAX



MAR. 12. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000001033

REAL ESTATE TRANSFER TAX
0296250
FP 103018

STATE OF ILLINOIS

STATE TAX



MAR. 12. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

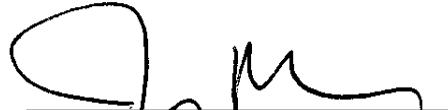
0000040541

REAL ESTATE TRANSFER TAX
0039500
FP 103014

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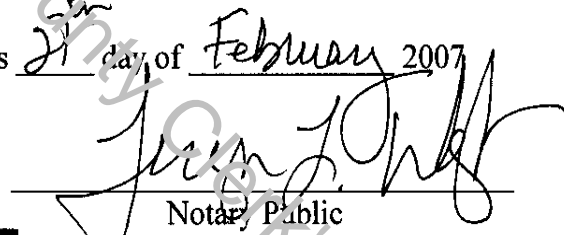
Dated as of the 27th day of February 2007

WAVELAND VENTURES, LLC,
an Illinois limited liability company


By: Jim Moller, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COCK)

I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Jim Moller, Manager of Waveland Ventures, LLC, an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 27th day of February 2007

Notary Public


Commission expires:

Official Seal Teresa L. West Notary Public of Illinois My Commission Expires 11/15/08
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This instrument prepared by Michael Friman, 217 N. Jefferson Street, Chicago, IL 60661

Send Subsequent Tax Bills to:
Ian Duni and Lucy Duni
743 W. Waveland #1
Chicago, IL 60613

After Recording Return To:
Andrew A. Girard, Esq.
4418 N Milwaukee Ave
Chicago, IL 60630

COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAR. 12.07
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0000040265
00197.50
FP 103017

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EXHIBIT A LEGAL DESCRIPTION

UNIT 743-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 733-43 W. WAVELAND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0610810082, IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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 743-1 has waived or has failed to exercise the right of first refusal.