



**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

4376475
1 of 3

Doc#: 0708257007 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/23/2007 07:17 AM Pg: 1 of 4

THIS AGREEMENT, made this 7th day of March, 2007 between **1550 BLUE ISLAND DEVELOPMENT COMPANY, LLC**, a limited liability company, duly authorized to transact business in the State of Illinois, party of the first part, and **Armando Alvarez***, of **9043 Witham Lane, Woodridge, Illinois**

party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Manager of said Company by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its heirs and assigns, **FOREVER**, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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, of the party of the first part, either in law or 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 party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its 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 encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it **WILL WARRANT AND DEFEND**, subject to: **SEE ATTACHED EXHIBIT "B"**

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium for the University Station Condominiums, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land 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.

Permanent Real Estate Index Number(s): Part of 17-20-128-023

Address of Real Estate: 1550 South Blue Island, Unit 415, Chicago, IL 60608

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

*AND ROCIO ALVAREZ, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

1550 BLUE ISLAND DEVELOPMENT COMPANY, LLC,
an Illinois limited liability company

By:
Name: Theodora Mazola
Its: Manager

UNOFFICIAL COPY

State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Theodore Mazola, personally known to me to be Manager of

1550 Blue Island Development Company, LLC, appeared, before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal this 7th day of March, 2007.

Commission expires

Nov. 20, 2010

OFFICIAL SEAL
JENNIFER A. CARBERRY
Notary Public - State of Illinois
My Commission Expires Nov 20, 2010

Jennifer A. Carberry
NOTARY PUBLIC

This instrument was prepared by Gary L. Plotnick
Schain, Burney, Ross, & Citron LTD
222 North LaSalle Street, Suite 1920
Chicago, Illinois 60601


MAIL TO:

Armando Alvarez
1550 Blue Island Ave #415
Chicago, IL 60608


SEND SUBSEQUENT TAX BILLS TO:

Armando Alvarez
1550 South Blue Island, Unit 415
Chicago, Illinois 60608


OR RECORDER'S OFFICE BOX NO.

STATE TAX

STATE OF ILLINOIS
MAR. 19.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000040665
REAL ESTATE
TRANSFER TAX
0014000
FP 103014

CITY TAX

CITY OF CHICAGO
MAR. 19.07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000001076
REAL ESTATE
TRANSFER TAX
0105000
FP 103018

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. 19.07
REVENUE STAMP

0000040386
REAL ESTATE
TRANSFER TAX
0007000
FP 103017

UNOFFICIAL COPY

ORDER NO.: 1301 - 004376475
ESCROW NO.: 1301 - 004376475

1

STREET ADDRESS: 1550 SOUTH BLUE ISLAND UNIT 415
CITY: CHICAGO **ZIP CODE:** 60608 **COUNTY:** COOK
TAX NUMBER: 17-20-128-023-0000 (*underlying*)

Exhibit "A"

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

UNIT 415 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN UNIVERSITY STATION CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0635215068, IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Terms and provisions of the Condominium Property Act of Illinois.
3. Easements, air rights and covenants, conditions and restrictions of record including but not limited to the Declaration.
4. Terms and provisions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenant and By-Laws for the University Station Condominium, including any and all amendments and exhibits thereto.
5. Applicable zoning and building laws and ordinances.
6. Acts done or suffered by Purchaser or anyone claiming by, through Purchaser.
7. Leases, licenses and encroachments and agreements affecting the Common Elements or the Limited Common Elements
8. Liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser
9. Utility easements, if any, whether recorded or unrecorded.
10. That certain Declaration of Covenants, Conditions, Restrictions and Easements.
11. That certain Easement Agreement.
12. Schedule B exceptions listed in Greater Illinois Title Company Commitment Number 4376475.