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0709342142D

Doc#: 0709342142 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/03/2007 11:37 AM Pg: 1 of 4

DEED

Property of Cook County Clerk's Office

SA3416081

4/9

Box 334

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Prepared by:

ERIKA L. KRUSE
ACOSTA, KRUSE & ZEMENIDES, LLC
6336 NORTH CICERO AVENUE, SUITE 202
CHICAGO, ILLINOIS 60646

SA 3416081
E-C
1002 LND

Mail to: **GRANTEE AT
PROPERTY ADDRESS**

*Paul Zaragoza
2909 W. Fulton #2
Chicago, IL 60612*

Send Subsequent Tax Bills to:

Paul Zaragoza
2909 West Fulton, Unit 2
Chicago, Illinois 60612

SPECIAL WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individuals)

THE GRANTORS:

GENONE GROUP, INC., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00), other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

PAUL ZARAGOZA, an unmarried man, of the Town of Cicero, County of Cook, State of Illinois *and*
MONICA TOVAR, an unmarried woman, of the City of Chicago, County of Cook, State of Illinois,
The following described Real Estate situated in the County of Cook, State of Illinois, to wit: *as joint tenants*

PARCEL 1:

UNIT 2 IN THE 2909 WEST FULTON AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 IN BLOCK 12 IN SUBDIVISION OF BLOCKS 3, 4, 5, 10, 11 AND 12 IN LEE'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0705209070 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT NO. 0705209070.

Subject to: (1) general real estate taxes for 2006 and subsequent years, including taxes which may accrue by reason of new additional improvements; (2) special taxes or assessments for improvements not yet complete; (3) easements, covenants, restrictions, agreements, conditions and building liens of record and party wall rights; (4) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration, including all amendments and exhibits thereto; (5) provisions of the Condominium Property Act of Illinois; (6) applicable zoning and building laws and ordinances; (7) that certain Agreement for the Sale and Redevelopment of Land by and between the Seller and the City of Chicago, an Illinois municipality, dated October 12, 2005 and recorded as Document Number 0533433197; (8)

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easements, roads and highways, if any; (9) recorded public utility easements, if any; (10) plats of dedication and plats of subdivision and covenants thereon; and (11) leases and licenses affecting the Common Elements (as defined in the Declaration).

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. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGHT THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Real Estate Index Number(s): 16-12-310-021-0000
Address(es) of Real Estate: 2909 West Fulton, Unit 2, Chicago, Illinois 60612
Dated this 29th day of March, 2007


IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Vice President this 29th day of March, 2007

GENONE GROUP, INC., an Illinois corporation


By: David J. Doig
Its: Vice President

(CONTINUED)

CITY TAX


 CITY OF CHICAGO
APR. -2.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000015181

REAL ESTATE TRANSFER TAX
0176250
FP 102805

STATE TAX


 STATE OF ILLINOIS
APR. -2.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000101308

REAL ESTATE TRANSFER TAX
0023500
FP 102808

COUNTY TAX

 COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. -2.07

REVENUE STAMP

0000101543

REAL ESTATE TRANSFER TAX
0011750
FP 102802

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State of Illinois)
)ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID J. DOIG, Vice President of GENONE GROUP, INC., an Illinois corporation, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Vice President, he signed, sealed and delivered the said instrument pursuant to authority given by the By-Laws of said corporation, as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of March, 2007.

Commission expires March 29, 2007.



NOTARY PUBLIC



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