

2072342 MTC
UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0709441028 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/04/2007 10:49 AM Pg: 1 of 3

Prepared by: Allen B. Glass, Esq.
55 E. Jackson Blvd. #500
Chicago, IL 60604

After Recording, ERWIN & ASSOCIATES, LLC

Mail To: 4043 N. Ravenswood, Ste. 208
Chicago, IL 60613

KNOW ALL MEN BY THESE PRESENTS that **ESTATE HOMES OF WELLINGTON PARK ON GEORGE ST. LLC**, an Illinois Limited Liability Company (the "Grantor"), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars in cash and other good and valuable consideration, in hand paid, by **HUGH BRESLIN and ROBIN BRESLIN** husband and wife, of 1440 N. Wells St., Chicago, IL 60610 (collectively the "Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, not as Tenants in Common, and not as Joint Tenants, but as **TENANTS BY THE ENTIRETY**, the following described property, to wit:

M.G.R. TITLE

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as:

1710 W. George St.
Chicago, IL 60657

P.I.N. 14-30-223-256-0000

(the "Property") subject to the matters listed on Exhibit "A" attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding and enforceable against the Property (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, subject to the Permitted Encumbrances, unto Grantee, his successors, heirs, legal representatives, administrators and assigns, FOREVER; and the Grantor hereby does bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, his successors, legal representatives and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) taxes for the year 2006 and thereafter, which have been prorated as agreed by Grantor and Grantee.

EXECUTED the 2nd day of April 2007.

ESTATE HOMES OF WELLINGTON PARK ON GEORGE ST. LLC
an Illinois Limited Liability Company

by: Stuart Rose
Authorized Manager

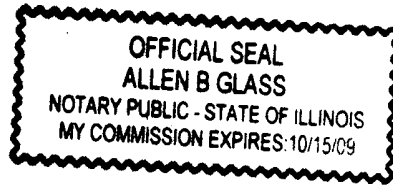
UNOFFICIAL COPY

STATE OF ILLINOIS}

COUNTY OF COOK}

The undersigned, **ALLEN B. GLASS**, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **STUART ROSE**, personally known to me to be the authorized Manager of **ESTATE HOMES OF WELLINGTON PARK ON GEORGE ST. 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 as such Manager, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal
this 2nd day of **April 2007**.



Allen Glass
Notary Public

My commission expires: 10/15/09

Notary of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

OF

1710 W. GEORGE ST.

CHICAGO, ILLINOIS 60657

P.I.N. 14-30-223-256-0000

Parcel 1:

Lot 18 (except the West 0.33 feet thereof) in the re-subdivision of Lots 8, 9, 10, 11, 12 and parts of private streets in Wellington Park Subdivision, being a subdivision of part of the East 1/2 of the Northeast 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded December 5, 2000 as Document No. 00954797.

Parcel 2:

Non-exclusive easements for the benefit of Parcel 1, as set forth in the Declaration of Covenants, Conditions, Restrictions, Easements and Party Wall Rights of Wellington Park Homeowners Association dated December 5, 2000 and recorded December 11, 2000 as Document No. 00970524, said easements including easements of access, emergency exitway easement and use and enjoyment of the common area as set forth in Exhibit B of aforesaid Declaration.

City of Chicago Dept. of Revenue
 500546
 04/03/2007 10:21 Batch 07294 27

Real Estate Transfer Stamp
 \$13,125.00



COUNTY TAX
COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 APR. 3.07
 REVENUE STAMP



0000021567

REAL ESTATE TRANSFER TAX
00875.00
FP 103042

STATE TAX

STATE OF ILLINOIS



APR. -3.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000009582

REAL ESTATE TRANSFER TAX
01750.00
FP 103037