# **UNOFFICIAL COPY**

SPECIAL WARRANTY DEED Statutory (Illinois)



Doc#: 0710040016 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 04/10/2007 10:04 AM Pg: 1 of 3

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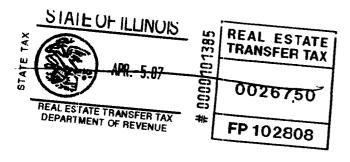
THE GRANTOR, Logan Station, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in Land Paid, GRANTS, BARGAINS, SELLS and CONVEYS to MIKE LAHA, 521 N. Racino, Unit 2, Chicago, IL 60607 (the "GRANTEE") the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

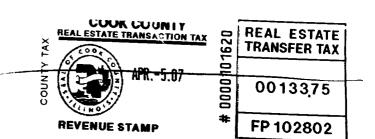
### [See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) gone all real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements; (iv) zoning and building laws and ordinances, (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vi) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the 2518-20 N. Willetts Condominium Association at Logan Statico (the "Declaration"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) encroachments; and (x) acts of Purchaser. None of the exceptions shall interfere with the use of the Unit as a residence.

Permanent Real Estate Index Number(s): 13-25-315-022-0000 (affects land and other property)

Address of Real Estate: 2518 N. Willetts, Unit GS, Chicago, IL 60647





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### **UNOFFICIAL COPY**

Dated as of the 30 day of

LOGAN STATION, L.L.C., an Illinois limited liability company

CITY OF CHICAGO REAL ESTATE TRANSFER TAX 0200625 ESTATE TRANSACTION TAX ×102805 DEPARTMENT OF REVENUE

By: SUMMER DEVELOPEMNT, LLC, an Illinois limited liability company, its authorized agent

Scott Weitzman, its Manager

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Scott Weitzman, Manager of Summer Development, LLC, an Illinois limited liability company, as authorized agent of Logan Station, L.L.C., an 'll'nois limited liability company, by Summer Development, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Manager, appeared by fore me this day in person and acknowledged that he signed and delivered the said instrument as nis own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

under my hand and Notarial Seal this

Notary Public

Official Seal Teresa L. West My commission axparpanic of Illinois My Commission Expires 11/15/08

This instrument prepared by McCormick Braun Friman, 217 N. Jefferson Street, Chicago, IL 60661

Upon Recording, Mail to:

Mike Laha

245 18 N. Wille H

Chicyo 1

Send Subsequent Tax Bills to:

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### **UNOFFICIAL COPY**

## EXHIBIT A LEGAL DESCRIPTION

UNIT GS IN 2518-20 N. WILLETTS CONDOMINIUMS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0636109080, BEING A PORTION OF:

#### PARCEL 1.

LOTS 10 AND 11, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CKLCAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF 1HF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF 2G, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0636109080.

#### PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AND MAINTENCE AGREEMENT RECORDED AS DOCUMENT NUMBER 0636109079.

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