

UNOFFICIAL COPY

TICOR TITLE 592548



THIS INSTRUMENT PREPARED
BY: Elka Nelson
Elka Geller Nelson & Associates, LLC
20 N. Clark, Suite 550
Chicago, IL 60602

Doc#: 0710002017 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/10/2007 08:04 AM Pg: 1 of 4

SEE PAGE 3 FOR MAIL TO
INFORMATION

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This indenture, made this 30th day of March, 2007, between 515 W. Melrose, LLC, a limited liability company 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, Grantor, and Gain Joseph of 520 W. Wellington, Chicago, IL, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit.

As more fully described in Exhibit A attached hereto (the "Unit").


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 Grantor, 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 Grantee, their heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, 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:

- (a) General real estate taxes and installments of special assessments not yet due and payable;
- (b) the Illinois Condominium Property Act;
- (c) the Declaration, including all Exhibits thereto, as amended from time to time;
- (d) covenants, restrictions, agreements, conditions and building lines of record;

BOX 15

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- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- ~~(g) existing leases and tenancies, if any, with respect to the Unit;~~ 
- (h) encroachments, if any; and
- (i) acts done or suffered by Grantee.

Permanent Real Estate Index Number(s): 14-21-314-008-0000; 14-21-314-009-0000

Address(es) of real estate: Unit 501, 519 W. Melrose, Chicago, IL 60657

Grantor also hereby grants to 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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF, ALL IN COOK COUNTY, ILLINOIS.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its member the day and year first above written.

515 W. Melrose, LLC, an Illinois
limited liability company

By: 

Its : Member

UNOFFICIAL COPY**EXHIBIT A**

PARCEL 1:


UNIT 501 IN THE METRO ON MELROSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOTS 1 AND 2 IN COUNTY CLERK'S DIVISION OF SUBLOTS 3 TO 9, INCLUSIVE, AND PART OF LOT 2 IN ASSESSOR'S DIVISION OF LOTS 27 AND 28 IN PINE GROVE, BEING A SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE METRO ON MELROSE CONDOMINIUM RECORDED SEPTEMBER 8, 2006, AS DOCUMENT NO. 0625145103 ("DECLARATION"); TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 519 West Melrose, Chicago, IL 60657
Unit 501

PIN 14-21-314-008-0000; 14-21-314-009-0000

CITY TAX	 CITY OF CHICAGO APR.-6.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000003741	REAL ESTATE TRANSFER TAX
			01500.00
			FP 102803

STATE TAX	 STATE OF ILLINOIS APR.-6.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000038479	REAL ESTATE TRANSFER TAX
			00200.00
			FP 102809

COUNTY TAX	 COOK COUNTY REAL ESTATE TRANSACTION TAX APR.-6.07 REVENUE STAMP	# 0000038350	REAL ESTATE TRANSFER TAX
			00100.00
			FP 326707