



Doc#: 0710242015 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/12/2007 08:01 AM Pg: 1 of 4

**SPECIAL
WARRANTY DEED
Statutory (Illinois)**

NO
APPS

OF

AND

SA3668530

BRACKIN

CTI

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 hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to BRAD FISCHER, of 1407 Essex Street, Algonquin, IL 60102 (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) general 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"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the 2522-24 N. Willetts Condominium Association at Logan Station (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

Address of Real Estate: 2522-24 N. Willetts, Unit GS, Chicago, IL 60647

Box 334

4
J

UNOFFICIAL COPY

Property of Cook County Clerk's Office

CITY OF CHICAGO

CITY TAX



APR. -9.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000015268

REAL ESTATE
TRANSFER TAX

02006,25

FP 102805

STATE OF ILLINOIS

STATE TAX



APR. -9.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000107425

REAL ESTATE
TRANSFER TAX

00267,50

FP 102808

COOK COUNTY

COUNTY TAX



APR. -9.07

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000707660

REAL ESTATE
TRANSFER TAX

00133,75

FP 102802

UNOFFICIAL COPY

Dated as of the 30th day of March, 20007

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

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

By: [Signature]
Scott Weitzman, its Manager

STATE OF ILLINOIS)
) SS.
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 Illinois 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 before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30th day of March, 20007

[Signature]
Notary Public



My commission expires 11/15/08

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

Upon Recording, Mail to:
2522 N. WILLETTS COURT
UNIT 9S
CHICAGO, 60647

Send Subsequent Tax Bills to:
2522 N. WILLETTS COURT
UNIT 9S
CHICAGO, IL 60647

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

UNIT GS IN 2522-24 N. WILLETS CONDOMINIUMS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0636322108, BEING A PORTION OF:

PARCEL 1:

LOTS 12 AND 13, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, 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 THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF 1G, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0636322108.

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.