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Doc#: 0710250031 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/12/2007 12:39 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

This instrument prepared by:

Gregory A. Braun, Esq.
217 N. Jefferson, 1st Floor
Chicago, IL 60661

Mail to:

Daniel Fajerstein
555 Skokie Blvd #445
Norbrook, IL 60062



Doc#: 0706640059 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/07/2007 10:42 AM Pg: 1 of 4

Send Subsequent Tax Bills to:

Jim Donovan
500 Laurel
Wilmette, IL 60091

SPECIAL WARRANTY DEED

THE GRANTOR, ORCHARD STREET ACQUISITIONS LLC III, an Illinois limited liability company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, does GRANT, BARGAIN AND SELL TO GRANTEE: ~~JAMES D. DONOVAN, AS SUCCESSOR TRUSTEE OF THE JOHN V. DONOVAN DECLARATION OF TRUST DATED MAY 13, 1971 AS TO AN UNDIVIDED 30% INTEREST, AND PATRICIA H. DONOVAN, AS TRUSTEE OF THE PATRICIA H. DONOVAN DECLARATION OF TRUST DATED SEPTEMBER 6, 1984, AS TO AN UNDIVIDED 30% INTEREST~~

ADDRESS: 500 Laurel, Wilmette, IL 60091

All interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF).

Commonly known as: 2828 North Orchard Street, Unit 2, Chicago, Illinois
P.I.N. 14-28-115-035-0000 (affects the land and other property)

SUBJECT TO: (1) general real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) easements, covenants, restrictions, agreements, conditions and building lines of record; (4) the Illinois Condominium Property Act; (5) the terms, provisions and conditions of the Declaration of Condominium of Abbott Court Condominiums III and other project documents, as well as all amendments and exhibits thereto, including the By-Laws of Abbott Court I Condominium Association and the Plat required by the Illinois Condominium Property Act; (6) leases, licenses, easements, operating agreements and other agreements affecting the Common Elements of the development; (7) acts done or suffered by Grantee, or anyone claiming, by, through or under Grantee; (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Grantee against loss or damage; (9) applicable zoning, planned unit development and building laws or ordinances and restrictions; and (10) Grantee's mortgage, if any.

FIRST AMERICAN TITLE order # *150439*
10/2

This Instrument is being re-recorded to correct the Grantee's name.


YCB

SP

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STATE TAX

STATE OF ILLINOIS



MAR. -2.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000039086

REAL ESTATE TRANSFER TAX
00385.00
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



MAR. -2.07


REVENUE STAMP

0000039287

REAL ESTATE TRANSFER TAX
00192.50
FP 103028

CITY TAX

CITY OF CHICAGO



MAR. -2.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010100

REAL ESTATE TRANSFER TAX
02887.50
FP 102812

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

Legal Description: PARCEL 1: UNIT 1104 AND P-58 IN THE PARK WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF LOTS 1, 2 AND 3 IN F. DEMING'S SUBDIVISION OF LOTS 6, 7, 8 AND 9 OF OUTLOT 'C' IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT # 97400395 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS."

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE COMMERCIAL PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE 444 WEST FULLERTON AVENUE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 5, 1997, AS DOCUMENT NUMBER 97400394.

Permanent Index #'s: 14-28-317-063-1084 Vol. 0486 and 14-28-317-063-1238 Vol. 0486

Property Address: 444 West Fullerton Parkway, Unit 1104, Chicago, Illinois 60614

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I CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 0706640059

APR -3 07



RECORDED DEEDS OF COOK COUNTY