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After recording mail to:

Michael Z Macphie
4709 W Golf
Suite 475
Skokie IL 60076

Mail subsequent tax bills to:

MATTHEW PASSEN
1664 N. Orchard
Unit 3
Chicago, IL 60614



Doc#: 0710933093 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/19/2007 08:53 AM Pg: 1 of 6

SPECIAL WARRANTY DEED

THIS AGREEMENT between 1664 ORCHARD LLC, an Illinois limited liability company (the "Grantor"), and MATTHEW A. PASSEN & CAROLYN E. MILLER, *unmarried individuals* (the "Grantee"), WITNESSETH that the Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, **JOINT TENANTS** with ALIEN AND CONVEY unto Grantee as *Right of Survivorship*, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

(See Exhibit A attached hereto and made a part hereof).

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 the Grantor either in law or equity, of, in and to the above described premises, with the

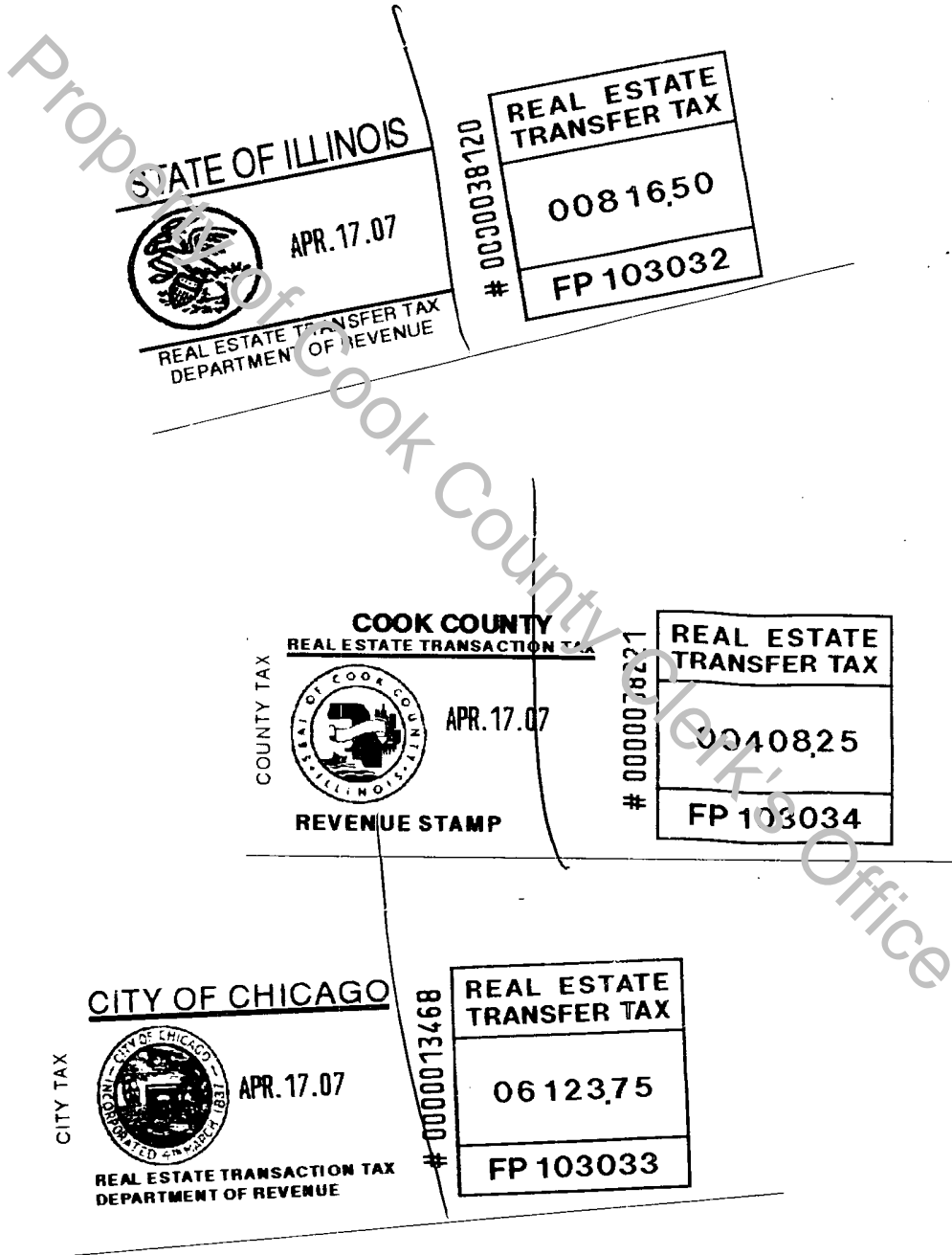
8-3 24611 dms/ck

143

BOX 334 CT

696
C.F.

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STATE OF ILLINOIS
 APR. 17.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000038120

REAL ESTATE TRANSFER TAX
00816,50
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

APR. 17.07
 REVENUE STAMP

0000078221

REAL ESTATE TRANSFER TAX
00408,25
FP 103034

CITY OF CHICAGO
 CITY TAX

APR. 17.07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000013468

REAL ESTATE TRANSFER TAX
06123,75
FP 103033

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hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium recorded as Document No. 0709615105; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, 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, Grantor WILL WARRANT AND DEFEND, subject to the Permitted Exceptions appearing on Exhibit B which is attached hereto and made a part hereof.

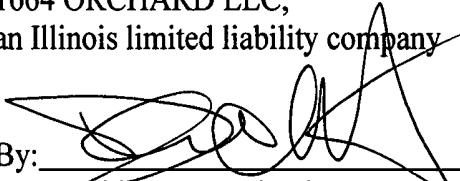
Grantor also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(NOTE: new construction, therefore, there are no Tenants who would have an option to purchase any unit).

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Dated this 16th day of April, 2007.

1664 ORCHARD LLC,
an Illinois limited liability company

By: 
David N. Horowitz, its Manager

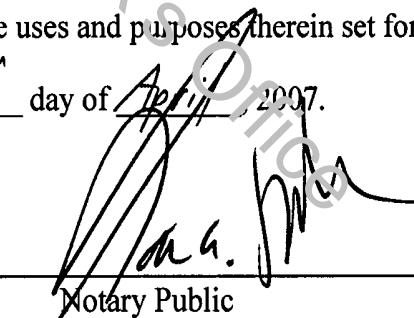
This instrument was prepared
by:

James R. Schueller, Esq
1424 West Barry
Chicago, Illinois 60657

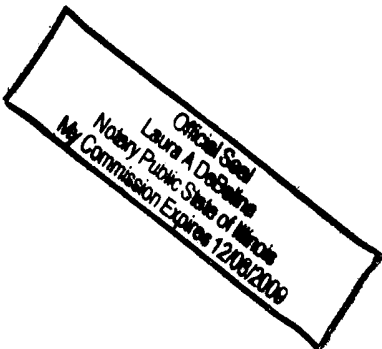
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Laura A. DeBelle, a Notary Public in and for said County and State, do hereby certify that David N. Horowitz, Manager of 1664 ORCHARD LLC, an Illinois limited liability company, 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, sealed and delivered said instrument as his 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 16th day of April, 2007.


Notary Public

Commission expires _____



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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008379611 NA
STREET ADDRESS: 1664 N. ORCHARD STREET #3
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-33-314-043-0000

LEGAL DESCRIPTION:

UNIT NUMBER 3 IN 1664 N. ORCHARD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 146 IN SUBDIVISION OF LOTS 9 TO 18 AND WEST 1/2 OF LOT 19 AND ALL OF LOTS 20 TO 22 IN BLOCK 1 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, 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 NUMBER 0709615105 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Non-delinquent general real estate taxes and special taxes or assessments.
2. The provisions of the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, including all amendments thereto.
3. The provisions of the Condominium Declaration recorded as Document No. 0709615105 including all amendments and exhibits thereto.
4. Applicable zoning and building laws and ordinances and other ordinances of record.
5. Encroachments, if any.
6. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee.
7. Leases and licenses affecting the Common Elements as defined in the Condominium Declaration.
8. Covenants, conditions, agreements, building lines and restrictions of record.
9. Easements or covenants recorded at any time prior to Closing, including any easements or covenants established by or implied from the Condominium Declaration or amendments thereto.
10. Liens, encroachments and other matters over which Chicago Title Insurance Company is willing to insure over at Grantor's expense; provided, however, that the title exceptions described in 5, 7, 8, or 9 above shall not prohibit the Grantee's use of the Unit as a single-family residence.