

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

Doc#: 0711033032 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/20/2007 08:18 AM Pg: 1 of 3

The grantor, **6701 N. Ashland, LLC**,
an Illinois Limited Liability Company for and
in consideration of the sum of Ten and No/100
(10.00) Dollars, and other good and valuable
consideration, in hand paid, CONVEYS and
WARRANTS to: **Gabriela Ortiz**,

residing at 11630 S Ave H, Chicago, Illinois, the following described real estate situated in
the County of Cook, State of Illinois, to wit: (Per the attached Exhibit "A") and hereby
releasing and waiving all rights under the Homestead Exemption Law of Illinois.

Subject only to: (1) real estate taxes not yet due and payable; (2) special municipal taxes or assessments for
improvements not yet completed and unconfirmed special municipal taxes or assessments, if any; (3) applicable
zoning and building laws or ordinances; (4) the Declaration including any and all amendments and exhibits
thereto; (5) provisions of the Illinois Condominium Property Act (the "Act") (6) easements, covenants,
conditions, agreements, building lines and restriction of record which do not materially adversely affect the use
of the Premises as a condominium residences; (7) leases and licenses affecting the Common Elements (as
defined in the Declaration) (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer;
(9) liens, encroachments or other matters as to which the Title Insurer commits to insure Buyer against loss or
damage; and (10) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount
which may be removed by the payment of money at the time of Closing and which Seller shall so remove at the
time by using the funds to be paid upon delivery of the deed.

Real Estate Index Number: 11-32-300-013-0000 & 11-32-300-014-0000

Property Address: 6701 N. Ashland unit 104 & P-4, Chicago, Illinois 60626

Dated this 18 day of April, 2007.

6701 N. Ashland, LLC

By [Signature]
Stefan Szafian, 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 **Stefan Szafian**, personally known to me to be the Manager of 6701 N
Ashland, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person
whose name is subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act,
and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein
set forth.

Given under my hand and official seal this 18th day of April, 2007.

[Signature]

Notary Public

Mail document to:

MAURICE SONE
831 N. ASHLAND AVE
CHICAGO, IL 60612

Mail future tax bills to:

Gabriela Ortiz
6701 N. Ashland unit 104
Chicago, Illinois 60626



The foregoing instrument has been prepared by Jon Tomos, 3553 W. Peterson Ave #201 Chicago, IL 60659.

BOX 333-CT

SI 5090/3237 / 27029837
1042

zh

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS



APR. 19.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000038270

REAL ESTATE
TRANSFER TAX

00239.00

FP 103032

COUNTY TAX
SEAL OF COOK COUNTY
ILLINOIS
REVENUE STAMP

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 19.07

0000038341

REAL ESTATE
TRANSFER TAX

00119.50

FP 103034

CITY TAX
SEAL OF CITY OF CHICAGO
INCORPORATED 4th MARCH 1837
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY OF CHICAGO



APR. 19.07

0000013516

REAL ESTATE
TRANSFER TAX

01792.50

FP 103033

RECEIVED
TOM LONON
04-19-07 2:54P

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:

UNIT 104 IN THE 6701 N. ASHLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT:

LOT 13 AND 14 IN THE SUBDIVISION OF THE WEST ½ OF LOTS 15 AND 16 IN L.C. PAINE PFER'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 41 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 0634615003, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0634615003.

PIN: 11-32-300-013-0000 & 11-32-300-014-0000

PROPERTY ADDRESS: 6701 N. Ashland unit 104& P-4, Chicago, Illinois 60626

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUICCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENT APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT SET FORTH IN THE SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED HEREIN.

THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS CONTAINED IN THE SAID DECLARATION TO THE SAME EXTENT AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.