

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Prepared By:  
Jason Erlich  
Kluever & Platt, LLC  
65 E. Wacker Place, Suite 2300  
Chicago, IL 60601

Doc#: 0711326172 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/23/2007 11:45 AM Pg: 1 of 4

THIS INSTRUMENT, made this 12th day of April, 2007 between **GREENVIEW DEVELOPMENT GROUP, LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Michael Thomas & Michele Clair, a single man and single woman, **NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS**, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged and pursuant to authority of the Manager of party of the first part, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the City of Chicago, County of Cook and State Illinois and legally described on Exhibit A attached hereto and made a part hereof.

Common Address of Property:

Condominium Unit No. 3E  
Parking Unit No. P-1  
1330 W. Diversy, Chicago, Illinois 60614

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right title, interest, claim or demand whatsoever of the party of the first part, 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, not as tenants in common, but as joint tenants.


And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and its successors and assigns, that during the period that the party of the first part has owned title to the Premises, 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Illinois Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Declaration and Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, which do not affect the use of the Unit as a private residence; (i) utility easements, if any whether recorded or unrecorded; (j) installments due after Closing for regular assessments levied pursuant to the Declaration; (k) rights easements, covenants, conditions, restrictions and reservations contained in the Condominium Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein; and (l) matters over which the title company has agreed to insure.

4LL

# UNOFFICIAL COPY

STATE TAX

**STATE OF ILLINOIS**



APR. 20. 07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000041013

REAL ESTATE TRANSFER TAX
00599.00
FP 103027

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX



APR. 20. 07


REVENUE STAMP

# 0000041211

REAL ESTATE TRANSFER TAX
00299.50
FP 103028

CITY TAX

**CITY OF CHICAGO**



APR. 20. 07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000011178

REAL ESTATE TRANSFER TAX
04492.50
FP 102812

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

The party of the first part also hereby grants to the party of the second part, 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 of Condominium, and the party of the first part 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.

IN WITNESS WHEREOF, the said party of the first part as caused its name to be signed to these presents by an authorized Manager, the day and year first above written.

### GREENVIEW DEVELOPMENT GROUP, LLC

By: *Patrick O'Donnell*  
Patrick O'Donnell, its Manager

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for said County and State, personally came and appeared, Patrick O'Donnell, who declared and acknowledged to me, Notary, that he is the Manager of Greenview Development Group, LLC, an Illinois limited liability company, that as such duly authorized manager, has signed, sealed, and delivered said instrument as the free and voluntary act and deed of said company, and for the objects and purposes herein set forth.

Given under my hand and notary seal, this 12 day of April, 2007.

*Jason Erlich*  
Notary Public

My commission expires \_\_\_\_\_



After Recording Return and mail tax bill to:

Michael F. Thomas  
1530 W. Diversy  
Chicago, IL 60614

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### Legal Description: PARCEL 1:

Unit No. 3E and P-1, in the 1330 West Diversey Condominiums as delineated on a plat of survey of the following described tract of land: Lots 16, 17 and 18 in McClelland's Subdivision of the East 2.961 acres of Block 2 in William Lill and Heirs of Michael Diversey's Division of the Southwest half of the Northwest quarter of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, which plat of survey is attached as Exhibit " D " to the declaration of Condominium Ownership recorded March 14, 2007 as document No. 0707322029, as amended from time to time, together with it's undivided percentage interest in the common elements, all in Cook County, Illinois.

#### PARCEL 2:

The exclusive right to the use of S-3E and Brick Patio LCE for Unit 3E, as a limited common element, as set forth in the Declaration of Condominium, and survey attached thereto.

Permanent Index #'s: 14-29-130-033-0000 (Vol. 0487) and 14-29-130-034-0000 (Vol. 0487)

Property Address: 1330 West Diversey, Unit 3E, Chicago, Illinois 60614