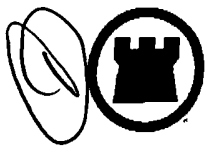


UNOFFICIAL COPY



Doc#: 0711742072 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/27/2007 10:18 AM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

SA 27540 SS
10
2

Property of Cook County Clerk's Office

THE GRANTOR(S), Chicago Urban Builders and Planners, LLC of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Nicole Bellavia and Jose Cardoso, not as tenants in common, but as joint tenants with right of survivorship (GRANTEE'S ADDRESS) 927 West 35th Place, Chicago, Illinois 60609 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Illinois Condominium Property Act and the Code; (c) the Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for the 3608 South Damen Condominium, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (f) utility easements, if any, whether recorded or unrecorded; (g) covenants, conditions, agreements, restrictions and easements of record, if any; (h) leases or licenses affecting the Common Elements or Purchaser; (i) special taxes or assessments for improvements not yet completed; and (j) liens and other matters of title over which the Title insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

Grantor also hereby grants to the Grantee, its successors and assigns, as right 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, aforesaid, and grantor reserves to itself, its successors and assigns, the right 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.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-31-316-028-0000
Address(es) of Real Estate: 3608 South Damen, Unit A, Chicago, Illinois 60609

Dated this 20th day of April, 2007

CHICAGO URBAN BUILDERS AND PLANNERS, LLC
an LIMITED LIABILITY COMPANY

By: Kevin Gonzalez
Kevin Gonzalez, Manager

Box 334

378

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kevin Gonzalez, Manager of Chicago Urban Builders and Planners, LLC personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20th day of April, 2007

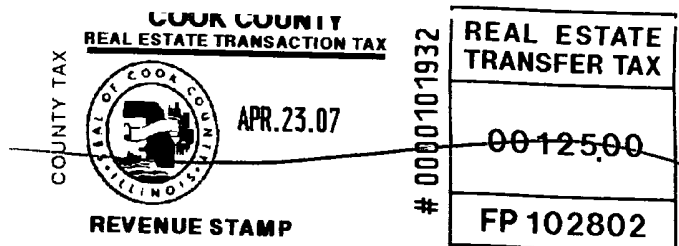
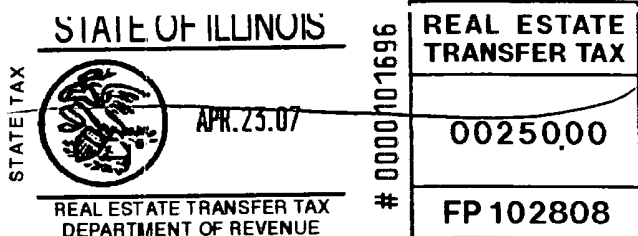
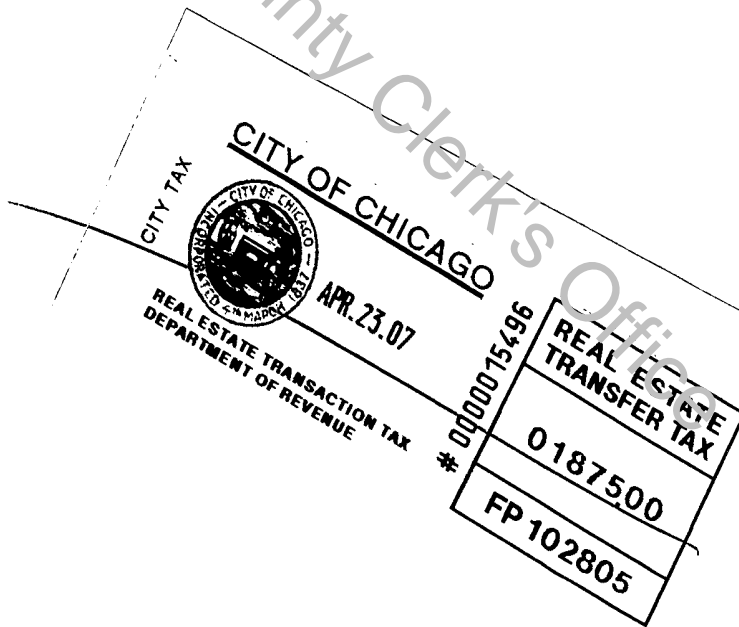


Mark Spiegel (Notary Public)

Prepared By: Mark L. Spiegel
25 East Washington Street, Suite 1501
Chicago, Illinois 60602-1849

Mail To:
Joseph J. Putnick
161 West Harrison, Suite 201
Chicago, Illinois 60605

Name & Address of Taxpayer:
Nicole Bellavia
3608 South Damen, Unit A
Chicago, Illinois 60609



UNOFFICIAL COPY

LEGAL DESCRIPTION

Parcel 1: /

Unit 1 in the 3608 South Damen Condominium, as delineated on a survey of the following described real estate:

Lot 4 in Block 2 in Larned's Subdivision on the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

which survey is attached as "Exhibit D" to the Declaration of Condominium recorded as Document Number 0710722035, and as amended, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of P-1, limited common elements, as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0710722035.