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ORDER # _____



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Doc#: 0711701174 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/27/2007 01:56 PM Pg: 1 of 4

**SPECIAL
WARRANTY
DEED**

INDIVIDUAL

THIS INDENTURE, made this 23rd day of March, 2007, between **DESMOND BUILDERS, INC.**, an Illinois Limited Liability Company, (Grantor) and **BRIAN SWEARINGEN and KRISTEN SUTTER**, (Grantee), whose address is/are **2101 W. Rice, Chicago, IL 60622**, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by Grantee to the Grantor, the receipt whereof is hereby acknowledged, and by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, his/her heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

**not as tenants in common but as joint tenants.*

SEE ATTACHED EXHIBIT (A) FOR LEGAL DESCRIPTION OF PROPERTY

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his/her heirs and assigns forever.

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Grantor also hereby grants to Grantee, 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, aforesaid, and Grantor 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.

This deed is subject to all rights, easements, covenants, condition, 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, his/her heirs and assigns, 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 Grantor, Grantor WILL WARRANT AND DEFEND,

Subject to: (i) Real estate taxes not due and payable to the delivery of this deed; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable as of the date hereof; (iii) the Condominium Property Act of the State of Illinois and Section 13-72 of the Municipal Cod of the City of

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Chicago, Illinois, including all amendments thereto; (iv) the Declaration, including all amendments and exhibits attached thereto; (v) public, private and utility easements including any easements established by or implied from the Declaration, or amendments thereto; (vi) covenants, conditions, agreements, building lines and restrictions; (viii) road and highways, if any (ix) existing leases and licenses affecting the Common Elements; (x) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee; and (xi) Grantee=s mortgage, if any.

Permanent Real Estate Index Number: 14-19-328-018-0000

Address of real estate: Unit 4 and Western GU, 2332 West Belmont, Chicago, Illinois 60618

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of this day and year first written above.

DESMOND BUILDERS, INC.,
an Illinois limited liability company

By: 
Name: AIDAN DESMOND
Its: Member

Cook County Clerk's Office

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(Attached to and becoming a part of document dated: March 23, 2007)

EXHIBIT A

Land situated in the County of Cook, State of Illinois, is described as follows:

PARCEL 1: UNIT 4 IN THE 2332 WEST BELMONT CONDOMINIUMS, AS DELINEATED ON SURVEY OF THE FOLLOWING LAND:

LOT 17 IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 45 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON MARCH 22, 2007 AS DOCUMENT NO. 0708115109, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 1A: EXCLUSIVE RIGHT TO USE GARAGE PARKING SPACE G-3 AS A LIMITED COMMON ELEMENT, FOR THE BENEFIT OF UNIT 4, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED MARCH 22, 2007 AS DOCUMENT NO. 0708115109.

PARCEL 1B: EXCLUSIVE RIGHT TO USE ROOF TOP AS A LIMITED COMMON ELEMENT, FOR THE BENEFIT OF UNIT 4, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED MARCH 22, 2007 AS DOCUMENT NO. 0708115109.

PARCEL 1C: EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1 AS A LIMITED COMMON ELEMENT, FOR THE BENEFIT OF UNIT 4, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED MARCH 22, 2007 AS DOCUMENT NO. 0708115109.

Tax Parcel Number(s): 14-19-328-018-0000 (Vol. 492)