

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (ILLINOIS)



4380787 13

Doc#: 0712057137 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/30/2007 11:48 AM Pg: 1 of 4

GIT (4/15)  
24

THIS INDENTURE, made this 30<sup>th</sup> day of March, 2007, between 2800 W. Chicago Development Group, LLC, an Illinois limited liability company, party of the first part, and Kimberly R. Baker, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to 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:

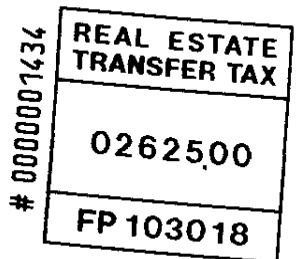
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

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, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in 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 party of the second part, her heirs and assigns, FOREVER.

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, 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 it, it WILL WARRANT AND DEFEND, subject to:

(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances and other ordinances of record; (iv) covenants, conditions, restrictions, easements, agreements and building lines of record, including but not limited to that certain Environmental Disclosure Document recorded November 30, 1994 as document number 04007290; (v) party wall rights and agreements; (vi) encroachments; (vii) the Declaration of Condominium Ownership ("Declaration") as amended from time to time; (viii) the Municipal Code of the City of Chicago; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the common elements of the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act; (xiii) installments due after the date hereof for assessments levied pursuant to the Declaration; (xiv) liens and matters of title over which the title insurance company is willing to insure without cost to Purchaser; and (xv) acts done or suffered by Purchaser, including without limitation, Purchaser's mortgage.

PIN: 16-01-326-052-0000 (underlying)  
16-01-326-053-0000 (underlying)



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**ADDRESS OF PREMISES:** 2816 West Chicago, Unit # 4 Chicago, Illinois 60622

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

2800 W. Chicago Development Group, LLC,  
an Illinois limited liability company

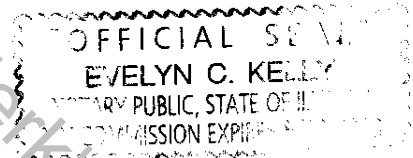
By: \_\_\_\_\_  
Its: Sole Member

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Andrius Augunas, Sole Member of 2800 W. Chicago Development Group, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 30<sup>th</sup> day of March, 2007.

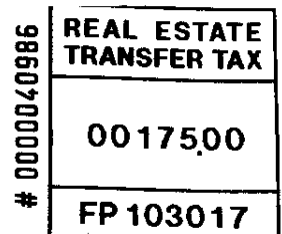
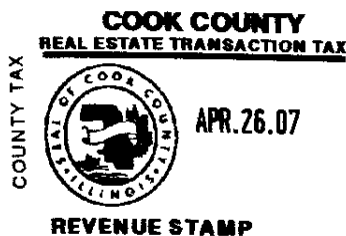
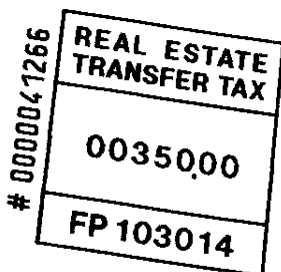
Notary Public  
My commission expires: Evelyn C. Kelly



**INSTRUMENT PREPARED BY:**  
Daniel R. Bronson, Esq.  
Bronson & Kahn LLC  
150 North Wacker Drive, Suite 1400  
Chicago, Illinois 60606

**MAIL RECORDED DEED TO:**  
Anika Matthews  
Counselor at Law  
1634 E. 53rd Street, Suite 206  
Chicago, Illinois 60615

**SEND SUBSEQUENT TAX BILLS TO:**  
Kimberly R. Baker  
Unit #4, 2816 West Chicago  
Chicago, Illinois 60622



# UNOFFICIAL COPY

ORDER NO.: 1301 - 004380787  
ESCROW NO.: 1301 - 004380787

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**STREET ADDRESS:** 2816 WEST CHICAGO # 4  
**CITY:** CHICAGO                   **ZIP CODE:** 60622  
**TAX NUMBER:** 16-01-326-052-0000

**COUNTY:** COOK

**STREET ADDRESS:** 2816 WEST CHICAGO AVENUE  
**CITY:** CHICAGO                   **ZIP CODE:** 60622  
**TAX NUMBER:** 16-01-326-053-0000

**COUNTY:** COOK

Property of Cook County Clerk's Office

**LEGAL DESCRIPTION:**

**PARCEL 1:**

UNIT 4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CHICAGO AVENUE POINTE VII CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0709915022, IN SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

EXCLUSIVE USE FOR ROOF RIGHTS IN AN TO ROOF AREA C, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT "A"

Parcel 1:

UNIT 4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CHICAGO AVENUE POINTE VII CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. \_\_\_\_\_, IN SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE P-<sup>3</sup>~~E~~ A LIMITED COMMON ELEMENT AND EXCLUSIVE USE OF ROOF AREA C, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO IN COOK COUNTY ILLINOIS

PERMANENT INDEX NUMBERS: 16-01-326-052-0000 (underlying)  
16-01-326-053-0000 (underlying)

COMMON ADDRESS: 2815 West Chicago, Unit 4, Chicago, Illinois

**GRANTOR ALSO HEREBY GRANTS TO THE 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 THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AFORESAID AND SAID 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, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.**