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28 LA 130/M 24 NW (0) 2
SPECIAL WARRANTY DEED

Doc#: 0712241106 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/02/2007 12:43 PM Pg: 1 of 4

(11)

MAIL TO:

ENRIQUE LIPEZKER

221 NORTH LASALLE, STE. 2040

CHICAGO, IL 60601

SEND TAX BILLS TO:

Emily Klingensmith

3946 N. Ravenswood #706

Chicago, IL 60613

THIS INDENTURE, made this 10 day of April, 2007 between 1801 W. IRVING, L.L.C., an Illinois Limited Liability Company, as party of the first part, and JAMES PETER CROWLEY and EMILY KLINGENSMITH, Husband and Wife, both of 3631 N. Halsted, Unit 407, Chicago, Illinois, party of the second part, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Operating Agreement of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, their 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, NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY, to wit:

SEE ATTACHED LEGAL DESCRIPTION

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENT APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, RESTRICTIONS AND COVENANTS, 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, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

M.G.R. TITLE

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SPECIAL WARRANTY DEED

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, right, title, interest, claim or demand whatsoever, of the party of the first party, 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 party of the second part, their 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, their 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: Covenants, conditions and restrictions of record; reciprocal easement and operating agreement; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 2006 and subsequent years.

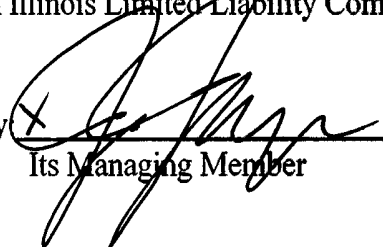
The tenant of the unit had no right of first refusal

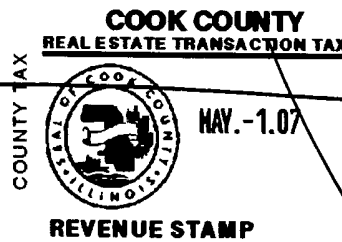
Permanent Real Estate Index Numbers: 14-19-201-008-0000, 14-19-201-024-0000, 14-19-201-025-0000 and 14-19-201-034-0000

Address of real estate: 3946 N. RAVENSWOOD AVENUE, UNIT 704, CHICAGO, ILLINOIS.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Member the day and year first above written.

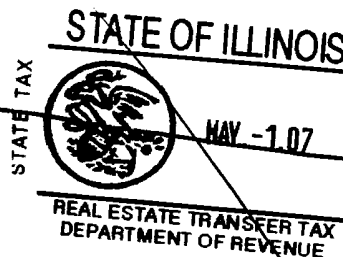
1801 W. IRVING, L.L.C.,
an Illinois Limited Liability Company

By 
Its Managing Member



REAL ESTATE TRANSFER TAX
0025975
FP 103042

0000023225



REAL ESTATE TRANSFER TAX
0051500
FP 103037

0000010920

City of Chicago
Dept. of Revenue
505162
05/01/2007 11:02 Batch 00719 44
Real Estate Transfer Stamp \$3,896.25

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SPECIAL WARRANTY DEED

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, Taylor Shae Ritz, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES JAEGER, personally known to me to be a Managing Member of 1801 W. IRVING, L.L.C., 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 severally acknowledged that as a Managing Member he signed and delivered the said instrument, pursuant to authority, given by the Operating Agreement of the limited liability company, and 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 10 day of April, 2007.



Taylor Shae Ritz
 Notary Public

This instrument prepared by: Mary M. York, Attorney at Law, 4001 N. Wolcott Avenue, Chicago, Illinois 60613

County Clerk's Office

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PARCEL 1:

UNIT 706 AND G-3 IN THE METRO NORTH CONDOMINIUM AT VARIOUS LOCATIONS AND ELEVATIONS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 1, 2, 3, 4, 5 AND 6 AND LOT 7 (EXCEPT THE WEST 14.1 FEET THEREOF AND ALSO EXCEPT THE EAST 8 FEET OF THE WEST 22.1 FEET OF THE NORTH 70 FEET THEREOF) IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND OF LOTS 1, 2, AND 3 IN BLOCK 1 BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 062373904, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office