



0712242070

Doc#: 0712242070 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/02/2007 10:35 AM Pg: 1 of 3

This Instrument was prepared by:
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Chicago, Illinois 60634

After recording, return to:
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SPECIAL WARRANTY DEED

THE GRANTOR, 1232-40 NORTH MILWAUKEE LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, with its principal office at 220 N. Smith Street, Suite 300, Palatine, Illinois 60067, for an in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS AND WARRANTS unto Nicholas A. Lucca, Andrea N. Lucca and Alice M. Lucca, as Joint Tenants and not as tenants in common, of 600 North Kingsbury, Unit 810, Chicago, Illinois 60610, ("Grantee") all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Legal Description: See Exhibit A, attached hereto and made a part hereof

Common Address: 1234 North Milwaukee Avenue, Unit 2
Chicago, Illinois 60622

PIN: Part of 17-06-235-043; Part of 17-06-235-044; and Part of 17-06-235-045

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for 1232-40 North Milwaukee Condominium made the 15th day November, 2006, and recorded November 28, 2006, in the Office of the Recorder of Deeds, Cook County, Illinois, as Document 0633215083, as amended and supplemented from time to time (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

SUBJECT TO: (a) current non-delinquent real estate taxes and taxes for subsequent years; (b) special taxes or assessments for improvements not yet completed and other assessments for installments thereof (including Association assessments) not due and payable as of the date of this Deed; (c) the Illinois Condominium Property Act, including all amendments thereto; (d) the Condominium documents, including all amendments and exhibits attached thereto; (e) public, private and utility easements recorded at any time prior to Closing, including easements established by or implied from the Declaration or amendments thereto; (f) easements, covenants, restrictions, ordinances, agreements, conditions and building lines of record, including that certain Declaration of Covenants, Conditions, Restrictions and Easements made the 15th day of November, 2006, and recorded November 28, 2006, in the in the Office of the Recorder of Deeds, Cook County, Illinois, as Document 0633215081, as amended and

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Unit 1234-2 in the 1232-40 North Milwaukee Condominium as delineated on a survey of the following described land:

Part of Lots 18, 19, 20 and 21 in J.P. Fish's Subdivision of Lots 1 and 2 in Assessor's Division in the Northeast Quarter and the East Half of the Northwest Quarter of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0633215083, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Exclusive right to the use of Parking Space 4, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid.

Common Address: 1234 North Milwaukee, Unit 2, Chicago, Illinois 60622

PINs: PART OF 17-06-235-043

PART OF 17-06-235-044

PART OF 17-06-235-045