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07124330010

This Document Prepared by:

John T. Conroy
4544 W. 103rd Street
Oak Lawn, Illinois 60453

Doc#: 0712433001 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/04/2007 07:46 AM Pg: ~~10~~

10 of 5

AFTER RECORDING MAIL TO:

Rachell Horbenko
7527 N. Seeley
Chicago, IL 60645

Property of Cook County Clerk's Office

4c

SPECIAL WARRANTY DEED

THIS INDENTURE made this 12th day of April, 2007, between Sheahan Builders, Inc., an Illinois Corporation, of 3739 N. Bosworth, Chicago, Illinois 60613, 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 "Grantor", and Michelle ~~Beaupied~~ Beaupied

"Grantee"

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these present does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee,

her and to 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, to wit:

UNIT NUMBER(S) 303, P-6 and P-18 IN BERWYN-DAMEN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 3, 4, AND 5 IN REINBERG SMITH SUBDIVISION OF THE SOUTH QUARTER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, (EXCEPT

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REVENUE STAMP
 COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 MAY.-2.07
 # 0000038806

FP 103034
0022175
REAL ESTATE TRANSFER TAX

STATE OF ILLINOIS
 DEPARTMENT OF REVENUE
 REAL ESTATE TRANSFER TAX
 MAY.-2.07
 # 0000038706

FP 103032
0044350
REAL ESTATE TRANSFER TAX

CITY OF CHICAGO
 DEPARTMENT OF REVENUE
 REAL ESTATE TRANSACTION TAX
 MAY.-2.07
 # 0000013698

FP 103033
0332625
REAL ESTATE TRANSFER TAX

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STREETS HERETOFORE DEDICATED) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 14, 2007 AS DOCUMENT NUMBER 0704509039; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Tax Parcel Identification Number: 14-07-111-031-0000, 14-07-11-032-0000
(affects the underlying land and other property)

Commonly Known As: Unit No 303 and P- 6 and P-18
2000 West Berwyn Avenue
Chicago, Illinois 60625

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, unto the Grantee, 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 Grantee, its heirs and assigns forever.

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 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.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or 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 GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the following provided that the same do not interfere with Grantee's use or access of the Dwelling Unit or the Parking Space(s):

- i. current non-delinquent real estate taxes and taxes for subsequent years;
- ii. special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- iii. the Act and the Ordinance, including all amendments thereto;

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- iv. the Declaration, including all amendments and exhibits attached thereto;
- v. public, private and utility easements recorded at any time prior to Closing including any easements established by or implied from the Declaration or amendments;
- vi. covenants, conditions, restrictions, easements, agreements, building lines and grants of record;
- vii. covenants, conditions, restrictions, easements, agreements, building lines and grants of record contained in Declaration of Easements, Restriction, Covenants and Conditions, recorded with Cook County Recorder as Document No. 0734631028;
- viii. applicable building and zoning laws, statutes, ordinances and restrictions;
- ix. leases and licenses affecting Common Elements;
- x. title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed;
- xi. matters over which the Title Company is willing to insure;
- xii. acts done or suffered by the Purchaser or anyone claiming by, through or under Purchaser; and
- xiii. Purchaser's mortgage.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

[EXECUTION PAGE FOLLOWS]

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IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

Sheahan Builders, Inc.
an Illinois Corporation

By: Denis P. Sheahan
Name: Denis P. Sheahan
Its: President

Attest:

Denis P. Sheahan
Name: Denis P. Sheahan
Its: Secretary

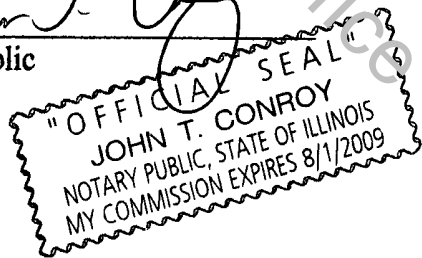
STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State, aforesaid, DO HEREBY CERTIFY that Denis P. Sheahan, personally known to me to be the President and Secretary of Sheahan Builders, Inc., an Illinois Corporation, 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 acknowledged that as such President and Secretary, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 12th day of April, 2007.

John T. Conroy
Notary Public



My Commission Expires:

Aug. 1, 2007

Send Subsequent Tax Bills To:

Michelle A. Beaupied

2000 W. Berwyn, #303

Chicago, IL 60625