

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **646-48 W. Wellington, LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,



0714133231D

Doc#: 0714133231 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/21/2007 12:11 PM Pg: 1 of 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Steven J. Gerber ("Grantee"), whose address is 1819 S. Michigan Ave., #601, Chicago, Illinois 60616 the following described real estate, to-wit:

PARCEL 1: UNIT NO. 648-3 AND F-1 IN WATERLOO MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOT 1 IN VOLKMAN'S SUBDIVISION OF LOTS 4 TO 9 OF BLOCK 4 OF KNOCKE AND GARDNER'S SUBDIVISION IN SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM FOR WATERLOO MANOR CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625539019 ("DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Declaration, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

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~~unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.~~


~~INSERT APPLICABLE SENTENCE: The tenant of unit aforesaid has waived or has failed to exercise the right of first refusal. The tenant of the unit had no right of first refusal. The purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.~~


Permanent Real Estate Index Number:  
Commonly known as:

14-28-107-049-0000 ✓  
646-48 W. Wellington, Unit 418-3 and Parking Unit P-1, Chicago, IL 60657


IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 18<sup>th</sup> day of May, 2007.

646-48 W. WELLINGTON LLC,  
an Illinois limited liability company


By:   
Kenneth Motew, Manager

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	
MAY 18 07	00490.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103024

# 0000007601

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	REAL ESTATE TRANSFER TAX
	
MAY 18 07	00245.00
REVENUE STAMP	FP 103022

# 0000005641

CITY OF CHICAGO	
CITY TAX	REAL ESTATE TRANSFER TAX
	
MAY 18 07	03675.00
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	FP 103023

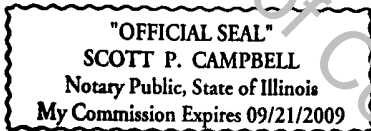
# 0000005127

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STATE OF ILLINOIS        )  
   ) SS  
 COUNTY OF COOK         )

I, the undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Kenneth E. Motew, as Manager of 646-48 W. Wellington, LLC, an Illinois limited liability company, 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 he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 18<sup>th</sup> day of May, 2007.



[Signature]  
 Notary Public

My commission expires 9/21/09

After Recording Mail to:

STEVEN GERBER  
648 W. Wellington #3  
Chicago, IL. 60657

Send Subsequent Tax Bills to:

STEVEN GERBER  
648 W. Wellington #3  
Chicago, IL. 60657

This Instrument Was Prepared by:  
 Whose Address Is:

Horwood Marcus & Berk Chartered  
 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601