

# UNOFFICIAL COPY

**STEWART TITLE**  
**2 NORTH LASALLE #625**  
**CHICAGO, ILLINOIS 60602**  
**312-849-4243**



Doc#: 0714326097 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/23/2007 11:38 AM Pg: 1 of 3

STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-849-4243

## **SPECIAL WARRANTY DEED**

523699  
STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-849-4243

File Number: TM239158

### LEGAL DESCRIPTION

Unit 2836-1E together with its undivided percentage interest in the common elements in 2834-36 Dawson Condominium, as delineated and defined in the Declaration recorded as document number 0629010056, in the NorthEast 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 2836 North Dawson  
Condo 1E  
Chicago IL 60618  
PIN/Tax Code: 13-26-217-068

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## Special Warranty Deed

523699 1 of 3

This indenture, made this 1<sup>st</sup> day of May, 207 between **Cactus 38 LLC**, an Illinois Limited Liability Corporation, party of the first part, and **Carlos Cruz** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the corporate resolution, by these presents does **FEMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part

- a) individually
- ~~b) as joint tenants, not tenants in common~~
- ~~c) husband and wife, as tenants by the entirety, not joint tenants not tenants in common~~
- ~~d) as tenants in common, not as joint tenants~~

and to his/her/their heirs and assigns. FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

PIN: 13-26-217-068-0000 (affects underlying land)

Common Address: 2836 N. Dawson Avenue, Unit 1E Chicago, IL 60618

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 part, 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 promise as above described, with the appurtenances, unto the party of the second part, his, her, 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, his, her, 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: (a) Real estate taxes for the current year not due and payable; (b) Existing easements and encroachments; (c) Covenants, restrictions, agreements, conditions and building lines of record; (d) Governmental taxes or assessments for improvements not yet completed; (e) The Declaration of Condominium Ownership for 2834-36 Dawson Condominium recorded as document number 0629010056 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for 2834-36 Dawson Condominium; (f) The Illinois Condominium Property Act; and (g) Acts done or suffered by Grantee.


Grantor also hereby grants to the grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and

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assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.


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

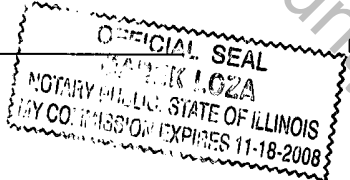
  
Cactus 38 LLC  
By: Jacek Jankowski

May 1<sup>st</sup>, 2007.

State of Illinois )  
County of Cook )

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jacek Jankowski personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persons and acknowledged that she signed and delivered the said instrument in the capacity as an Agent of the Cactus 38 LLC as her free and voluntary act for uses and purpose therein set forth.

  
Notary Public



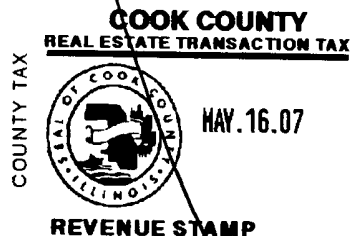
May 1<sup>st</sup>, 2007.

After recording mail to:  
**Carlos Cruz**  
2836 N. Dawson Avenue, Unit 1E  
Chicago, IL 60618

Mail subsequent tax bills to:  
**Carlos Cruz**  
28346N. Dawson Avenue Unit 1E  
Chicago, IL 60618

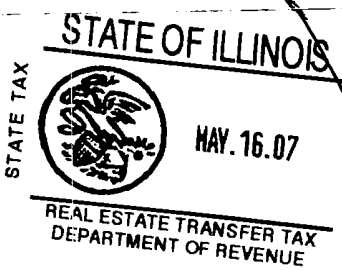
*Robert Cross*  
*1255 W. Ashland*  
*Chicago, IL 60622*

Document Prepared by:  
Loza Law Offices P.C.  
2500 E. Devon Avenue  
Suite 200  
Des Plaines, IL 60018  
Tel. 847-297-9977



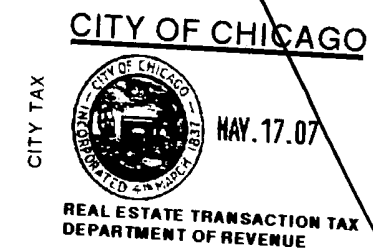
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| REAL ESTATE TRANSFER TAX |
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| REAL ESTATE TRANSFER TAX |
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| FP 102804                |

# 0000040200



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| REAL ESTATE TRANSFER TAX |
| 0152250                  |
| FP 102807                |

# 0000022573