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4382569(1/3)

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

THIS AGREEMENT, made this 4th day of June 2007, between P.N.S. ENTERPRIZES, INC., an corporation 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, a party of the first part, and OLGA CONTRERAS,

A Single Woman, of 6336 S. Kenneth., Chicago, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, 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 known and described as follows, to wit:

(LEGAL DESCRIPTION ATTACHED - EXHIBIT A)

Permanent Real Estate Number(s): 16-13-301-018-000; 16-13-301-046-0000
Address(es) of real estate: 3050 West Flournoy, Unit 2, Chicago, Illinois

TO HAVE AND TO HOLD the said premises 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:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions, easements and building lines of record including but not limited to the Declaration of Covenants, Conditions, Restrictions;
- (v) party wall rights and agreements, if any;
- (vi) encroachments (provided such do not materially adversely affect the intended use of the purchased unit);
- (vii) the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants For 3050 West Flournoy Condominium ("Declaration") as amended from time to time;
- (viii) the Municipal Code of the City of Chicago;
- (ix) public and utility easements of record;
- (x) private easements of record (provided such do not materially adversely affect the intended use of the purchased unit);
- (xi) leases, licenses, operating agreements, and other agreements affecting the common elements of the property;
- (xii) limitations and conditions imposed by the Illinois Condominium Property Act;
- (xiii)



Doc#: 0716247134 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/11/2007 09:53 AM Pg: 1 of 4

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installments due after closing for assessments levied pursuant to the Declaration; (xiv) liens and matters of title over which the title insurance company is willing to insure without cost to grantee; and (xv) acts done or suffered by grantee.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS 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 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 RECITING AND STIPULATED AT LENGTH HEREIN.

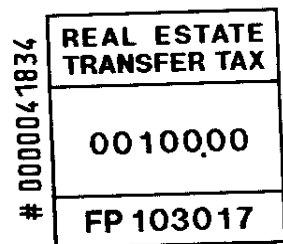
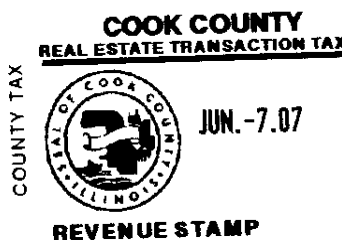
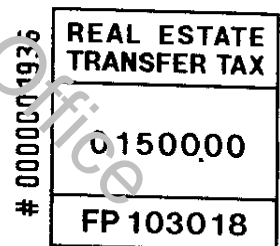
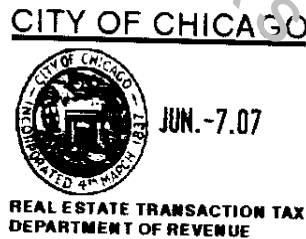
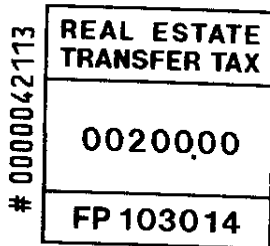
THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION.

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 President, and attested by its Secretary, the day and year first above written.

P.N.S. ENTERPRIZES, INC.

By: *Seamus Flanagan*
Seamus Flanagan, President

Attest: *Pete Vitogiannis*
Pete Vitogiannis, Secretary

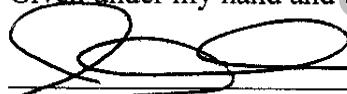


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STATE OF ILLINOIS)
) ss.
COUNTY of COOK)

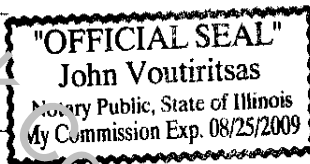
I, John Voutiritsas a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that SEAMUS FLANAGAN personally known to me to be the President of P.N.S. ENTERPRIZES, INC. an Illinois corporation, and PETE VITOGIANNIS, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 official seal, this 4th day of June, 2007.



Notary Public

Commission expires _____



Prepared By:

John J. Voutiritsas
1300 Jefferson, Suite 303
Des Plaines, Illinois 60016

Send subsequent tax bills to:

OLGA CONTRERAS
3050 W. FLOURNOY, UNIT 12
CHICAGO IL 60622

MAIL TO:

Felix Gonzalez
11 E. ADAMS, 1100
Chicago IL 60623

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ORDER NO.: 1301 - 004382569
ESCROW NO.: 1301 - 004382569

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STREET ADDRESS: 3050 WEST FLOURNOY STREET # 2 P-2
CITY: CHICAGO **ZIP CODE:** **COUNTY:** COOK
TAX NUMBER: 16-13-301-018-0000

STREET ADDRESS: 3050 WEST FLOURNOY STREET # 1
CITY: CHICAGO **ZIP CODE:** **COUNTY:** COOK
TAX NUMBER: 16-13-301-046-0000

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3050 WEST FLOURNOY CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 063600907, IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.