## **UNOFFICIAL COPY**

PREPARED BY:

B. George Oleksiuk and Associates, P.C. 422 E. Palatine Road Palatine, IL 60074

MAIL TAX BILL TO:

Courtney Marsala 1354 North Ada Street, Unit 3 Chicago, IL 60622

MAIL RECORDED DEED TO:

Lawrence Leavitt, Esq. 79 W. Monroe St., Suite 912 Chicago, IL 60603



Doc#: 0716235347 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 06/11/2007 01:26 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Noble 12 Corporation, of the City of Chicago, State of IL, a corporation organized and existing under the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Courtney Marsala, a single woman of 1250 North Damen, Unit 2, Chicago, IL 60622, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: UNIT 3 IN THE 1354 NORTH ADA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 75.0 FEET OF THE EAST 5.0 FEET OF LOT 4, ALL OF LOT 5 AND LOT 6 (EXCEPT THE EAST 5.0 FEET THEREOF) IN BLOCK 27 IN ELSTON ADDITION TO CHICAGO IN SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FLOW THE FOREGOING, THAT PART OF LOT 5 AND OF LOT 6 (EXCEPT THE EAST 5.0 FEET THEREOF) LYING NORTHEAST OF A LINE WHICH INTERSECTS THE NORTH LINE OF LOT 5 AFORESAID, 15.0 FEET WEST OF ITS NORTHEAST CORNER AND INTERSECTS THE WEST LINE OF THE EAST 5.0 FEET OF LOT 6 AFORESAID 50.0 FEET NORTH OF THE SOUTH I INE THEREOF), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 12, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, FS DOCUMENT NUMBER 0710209096, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE PA, AND ALL LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENCHIT OF UNITS 1, 2, 3, AND 4, AS ARE SET FORTH IN THE DECLARATION; THE GRANTORS RESERVE TO THEMSELVES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

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 herein. 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.

Permanent Index Number(s): 17-05-119-001-0000

Property Address: 1354 North Ada Street, Unit 3, Chicago, IL 60622

Prepared by ATG Resource™

Special Warranty Deed: Page 1 of 2 OR SAIN: ALL STATES

## **JUNOFFICIAL COPY**

Special Warranty Deed - Continued
Permanent Index Number(s): 17-05-119-014-0000

Property Address: 1354 N. Ada St., Unit 3, Chicago, IL 60622

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this Day of	20 <u>07</u>
	Noble 12 Corporation
STATE OF ILLINOIS ) SS. COUNTY OF COOK )	By Costryde ROSTYSLAW DACHNIWSKYJ, President of Noble 12 Corporation
Dachniwsky, President of Noble 12 Corporation, presonal the foregoing instrument, appeared before me this day in said instrument, as his/her/their free and voluntary act, for	Day of Notary Public  OFF'CIA) SEAL BOHDAN OLEKSIUK
TATE OF ILLINOIS  STATE OF ILLINOIS  STATE OF ILLINOIS  STATE OF ILLINOIS  REAL ESTATE TRANSFER TAX  00339,00  # FP 103032	MY COMMISSION EXPIRES 51/06/08







