

UNOFFICIAL COPY

PREPARED BY:

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



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

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

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 FROM 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 LINE 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, AS 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 P², AND ALL LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT 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

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