

Doc#: 0716342020 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/12/2007 08:01 AM Pg: 1 of 3

This document prepared by:
Andrew M. Sachs, Esq.
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25 East Washington, Suite 1000
Chicago, Illinois 60602

After recording return to:
Alan T. Kaminski, Esq.
220 East North Avenue
Northlake, Illinois 60164

SPECIAL WARRANTY DEED
(Illinois)

THIS INDENTURE, made this 12th day of MAY 2007 between **GRP WASHINGTON LLC**, an Illinois Limited Liability Company, and duly authorized to transact business in the State of Illinois, party of the first part, and **CATHERINE GALAS** and **NICHOLAS HARLAND**, 7640 W. Dickens Avenue, Elmwood Park, IL 60707, not as tenants in common but as **Joint Tenants**, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of TEN and no/100ths (\$10.00) Dollars 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 authority given by the Managers of said limited liability company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its heirs and assigns, **FOREVER**, the following described Real Estate situated in the County of **COOK** in the State of **ILLINOIS** known and described as follows, to-wit:

SEE LEGAL DESCRIPTION AND SUBJECT TO ATTACHED HERETO AS EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way 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 premises as above described, with the appurtenances, unto the party of the second part, 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, its 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 party of the first part will defend the same against the lawful claims of all persons claiming by, through or under party of the first part, but not otherwise.

Permanent Index Number: 16-08-320-003-0000

Address of Real Estate: 201-Garden, 201 West Washington, Oak Park, Illinois 60302

Handwritten signatures and initials

Handwritten notes on the left margin:
1073
NDP
BK
LND
8380401
C77

UNOFFICIAL COPY

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

GRP WASHINGTON LLC, an Illinois limited liability company

By: PIL Management, Inc., an Illinois Corporation

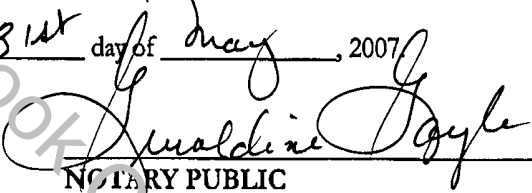
Its: Manager

By: 
SCOTT INBINDER, President

State of Illinois)
) SS
County of Cook

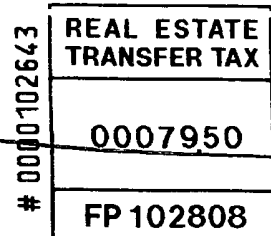
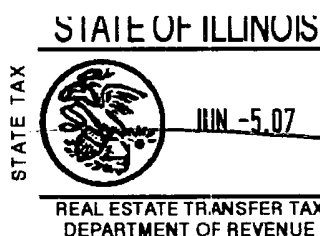
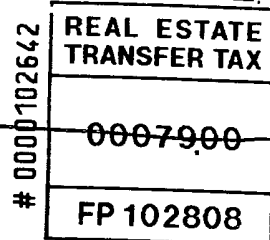
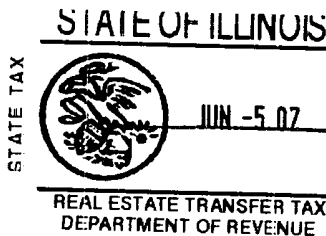
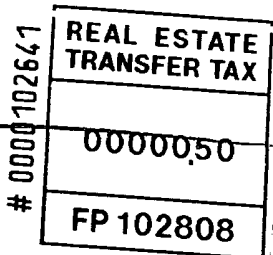
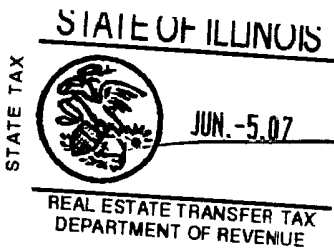
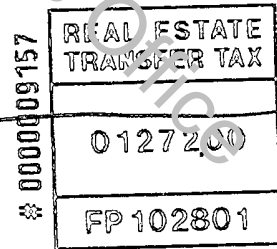
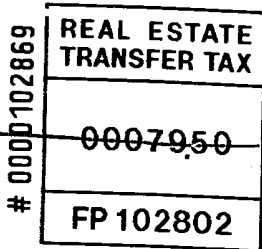
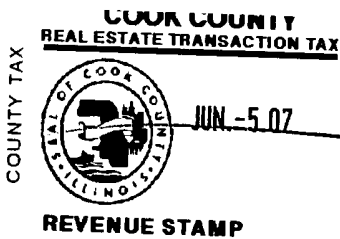
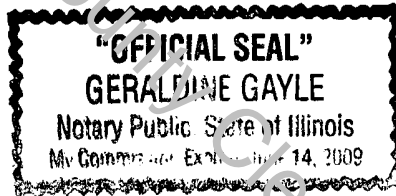
I, the undersigned, Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Scott Inbinder, personally known to me to be the President of PIL Management, Inc., an Illinois corporation, Manager of GRP WASHINGTON LLC, an Illinois Limited Liability Company, and personally known 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 free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of May, 2007.


NOTARY PUBLIC

PLEASE MAIL TAX BILLS TO:

CATHERINE GALAS & NICHOLAS HARLAND
201-GARDEN, 201 W. Washington
Oak Park, Illinois 60302



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: UNIT 201-GARDEN IN THE AVALON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 AND LOT 7 (EXCEPT THE WEST 12-5/12 FEET THEREOF) IN O.R. ERWIN'S RESUBDIVISION OF LOTS 1 AND 6 AND PART OF ALLEY SOUTH AND ADJOINING SAID LOTS VACATED BY THE TOWN BOARD ON MARCH 30, 1895, OF THE RESUBDIVISION OF LOTS 20 AND 23, 46 TO 49 AND 72 TO 77 IN O.R. ERWIN'S RESUBDIVISION OF THE SOUTH 1466.5 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0710015108, TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0710015108.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS 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.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

The property was vacant prior to the time of conversion, so notice was not required to be given to any Tenant.

Subject to: Real estate taxes not yet due and payable; special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; applicable zoning and building laws or ordinances; the Declaration, including any and all amendments and exhibits thereto; provisions of the Illinois Condominium Property Act (the "Act"); easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence; leases and licenses affecting the Common Elements (as defined in the Declaration); acts done or suffered by Purchaser, or anyone claiming, by, through, or under Purchaser; liens, encroachments and other matters as to which the Title Insurer commits to insure Purchaser against loss or damage; and title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall so remove at that time by using the funds to be paid upon delivery of the deed (collectively, the "Permitted Exceptions").