

UNOFFICIAL COPY

**SPECIAL
WARRANTY DEED**
Statutory (Illinois)



Doc#: 0716347023 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/12/2007 08:08 AM Pg: 1 of 3

4381952 '13

GIT (6/7)

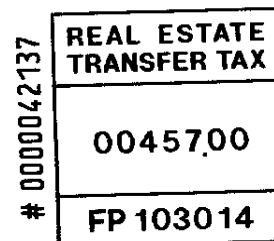
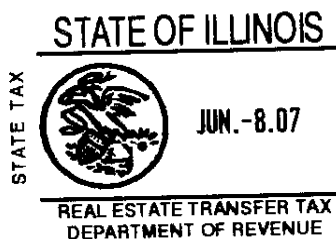
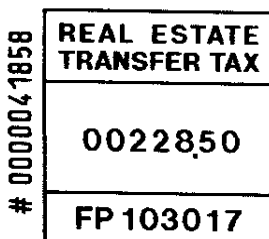
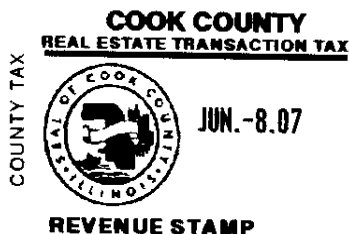
THE GRANTOR, 901 MADISON DEVELOPMENT, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to VINCE GAMBINO of 201 NEIL AVENUE MT. PROSPECT, ILLINOIS 60056 (the "**GRANTEE**"), the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "**Act**"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the Madison 901 Condominium Association (the "**Declaration**"); (viii) the Operating Agreement (defined herein); (ix) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (x) Encroachments, which do not effect the use of the Unit as a residence; (xi) Declaration of Easement, and Restrictive Covenants dated August 5, 2004 in favor of 901 Madison Development, LLC (concerning access easements, parking and construction, among other things); and (xii) acts of Purchaser.

Permanent Real Estate Index Number(s): 17-17-207-024-0000 and 17-17-207-025-0000

Address of Real Estate: 901 W. Madison, Unit 517 and P-35, Chicago, IL 60607



Its:

# 0000001959	REAL ESTATE TRANSFER TAX
	0342750
	FP 103018

VINCE GAMBINO
901 W. MADISON
UNIT 517
CHICAGO, IL 60607

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EXHIBIT A

LEGAL DESCRIPTION

*901

UNIT 517 AND P- 35 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ~~701~~ MADISON* CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0715015054 IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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 Tenant of Unit 517 has waived or has failed to exercise the right of first refusal.