

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **1700 WEST SUMMERDALE, LLC**, an Illinois, limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in

the State where the following describe real estate is located, (or) and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the manager of said limited liability company, hereby **GRANTS, BARGAINS, SELLS** and **CONVEYS** to **ALEXIS MURRAY and BARRETT GOLAY**, as wife and husband, not as Tenants in Common, not as Joint Tenants, but as **TENANTS BY THE ENTIRETY**, ("Grantee/s"), whose address is 1244 W. Rosdale, Chicago, IL 60660, the following described real estate, to-wit:

**See Exhibit A attached hereto and made a part hereof.**

The tenant has waived or failed to exercise the right of first refusal.

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.

**SUBJECT TO:** (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.



Doc#: 0716540259 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/14/2007 04:03 PM Pg: 1 of 3

**P.N.T.N.**



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## EXHIBIT "A"


### Legal Description


UNIT NO. 1702-1 IN SUMMERDALE AVENUE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


LOT 10 IN BLOCK 2 IN SUMMERDALE, A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 8, 2007 AS DOCUMENT NO. 0712815145, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER (PIN): 14-07-213-033-0000

ADDRESS OF PROPERTY: 1700-02 W. Summerdale, Unit 1702-1  
Chicago, Illinois 60640

CITY TAX	 <b>CITY OF CHICAGO</b> JUN. 11. 07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000014233	<b>REAL ESTATE TRANSFER TAX</b>
			01875.00
			FP 103026

STATE TAX	 <b>STATE OF ILLINOIS</b> JUN. 11. 07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000032107	<b>REAL ESTATE TRANSFER TAX</b>
			00250.00
			FP 103021

COUNTY TAX	 <b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX JUN. 11. 07 REVENUE STAMP	# 0000032107	<b>REAL ESTATE TRANSFER TAX</b>
			00125.00
			FP 103025