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SPECIAL WARRANTY DEED

1) gnt# 07-0432



Doc#: 0716960076 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/18/2007 02:08 PM Pg: 1 of 5

THIS INDENTURE, made this 11th day of June, 2007, between **SESTINE DEVELOPMENT CORPORATION**, an Illinois Corporation ("Grantor"), and **DEBORAH STEIN** of 2626 N. Lakeview, Apartment 4010, Chicago, IL 60614, not as joint tenants or as tenants in common, but as tenants by the entirety ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, FOREVER, all of the real estate, situated in the County of Cook and State of Illinois known and described on Exhibit "A" hereto.

married to Adam Stein

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, 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 Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors, 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those exceptions set forth on Exhibit "B" hereto.

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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its president the day and year first above written.

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SESTINE DEVELOPMENT CORPORATION,
Illinois corporation

By: *Kresimir Uremovic*

Name: Kresimir Uremovic

Its: President

Property of Cook County Clerk's Office

City of Chicago
Dept. of Revenue
514506



Real Estate
Transfer Stamp
\$3,337.50

06/18/2007 12:44 Batch 05372 27

STATE OF ILLINOIS
JUN. 18.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



0000013862

REAL ESTATE
TRANSFER TAX
00445.00
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN. 18.07
REVENUE STAMP



0000026165

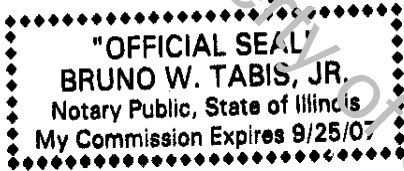
REAL ESTATE
TRANSFER TAX
00222.50
FP 103042

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Bruno W. Tabis Jr, a Notary Public in and for said County in the State aforesaid, do hereby certify that KRESIMIR UREMOVIC, PRESIDENT of SESTINE DEVELOPMENT CORPORATION, an Illinois Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such respective officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 11th day of June, 2007.



[Signature]
Notary Public

My Commission Expires:

Sept. 25, 2007

This Instrument Prepared By:

Bruno W. Tabis, Jr. Esq.
Crowley Barrett & Karaba
20 S. Clark Street
Ste: 2310
Chicago, IL 60603

After Recording Return to:

DAVID J. ZELLER
9933 N. LAWLER AVE #518
SPOKIE, ILL. 60077

Send Subsequent Tax Bills To:

Deborah Diamond Stein
2111 W. Belmont Unit #1
Chicago, IL 60618

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN 2111 W. BELMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 IN THE SUBDIVISION OF THE WEST HALF OF BLOCK 17 IN SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED JUNE 06, 2007 AS DOCUMENT 0715715116, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 A LIMITED COMMON ELEMENT, AS SET FORTH IN THE CONDOMINIUM DECLARATION RECORDED JUNE 06, 2007 AS DOCUMENT 0715715116, AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 2.30 FEET OF LOT 6, FOR THE BENEFIT OF PARCEL 1, AS RESERVED IN DEED MADE BY LAKE VIEW TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED December 26, 1978 AND KNOWN AS TRUST NUMBER 5300 TO APOLONIO T. MARCOS AND ESTEFARIA C. MARCOS, HIS WIFE, AND RECORDED June 11, 1979 AS DOCUMENT NUMBER 24997942.

PIN: 14-30-103-019-0000 (UNDERLYING - AFFECTS THE LAND AND OTHER PROPERTY)

COMMONLY KNOWN AS: 2111 W. BELMONT, UNIT 1, CHICAGO, IL 60618

THE 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.

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Exhibit B

Exceptions

1. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM RECORDED 6/6/07 AS DOCUMENT NO. 0715715116 AND SAID DECLARATION AS IT MAY BE AMENDED FROM TIME TO TIME.

(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
2. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS, AND UNDERGROUND PIPES, IF ANY.
3. (A) TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT(S) DESCRIBED IN EXHIBIT A AS PARCEL 3 AND AS CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT(S).