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0717701025

SPECIAL WARRANTY DEED Statutory (ILLINOIS)

Doc#: 0717701025 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/26/2007 07:38 AM Pg: 1 of 4

This instrument was prepared
by: John Salgado
John Salgado & Associates
347 Walnut Ridge Court
Frankfort, Illinois 60423

20f3
537433

KNOW ALL MEN BY These Presents, that **2628 WEST AUGUSTA BLVD., LLC**, an Illinois Limited Liability Company, (the "Grantor"), for and in consideration of the sum of ten (\$10.00) dollars in cash and other good and valuable consideration, in hand paid, by **RICARDO DINIZ** (The "Grantee") of 1413 NORTH FAIRFIELD, CHICAGO, ILLINOIS 60622 To Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAIN, SOLD, AND CONVEYED and by these presents, does GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2628 WEST AUGUSTA BLVD., CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0716422052 IN THE SOUTH 1 / 2 OF THE NORTHWEST 1 / 4 OF THE SOUTHEAST 1 / 4 (EXCEPT THE EAST 115.0 FEET THEREOF) IN SECTION 1, TOWNSHIP 30 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE UNIT P-1, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0716422052.

Commonly known as 2628 West Augusta Boulevard, Unit 1, Chicago, Illinois 60622

Permanent Index Number 16-01-413-032-0000 underlying

SUBJECT TO: real estate taxes not yet due and payable; the Act and Code; the Condominium Documents, including all amendments and exhibits thereto; zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations of record; utility easements of record; party wall agreements and/or declarations of easements, restrictions and covenants for the Development; acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; leases and licenses affecting the Common Elements; special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; roads and highways, if any; Purchaser's mortgage, and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

(The "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances");

EMART TITLE OF ILLINOIS
2 N. LaSalle Street
Chicago, IL 60602
917-2349-4243

496
C.F.

UNOFFICIAL COPY

CITY OF CHICAGO



JUN.21.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000023033

REAL ESTATE TRANSFER TAX
02325.00
FP 102807

STATE OF ILLINOIS



JUN.21.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000040891

REAL ESTATE TRANSFER TAX
00310.00
FP 102804

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (I) the Permitted Encumbrances and (II) general real estate taxes not yet due and payable.

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.

DATED this 13 day of JUNE 2007

PLEASE
PRINT OR
TYPE NAMES(S)
BELOW
SIGNATURE(S)

2628 WEST AUGUSTA
BLVD., LLC, an Illinois Limited
Liability Company

By: MAURICIO CONSALTER
Its: Manager

ILLINOIS JUN.21.07
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00155.00
FP 102810

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STEWART TITLE

ALTA COMMITMENT

Schedule B - Exceptions Cont.

File Number: TM244479

Assoc. File No: "

GUARANTY COMPANY

HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

Parcel 1: Unit 1 together with its undivided percentage interest in the common elements in 2628 West Augusta Condominium, as delineated and defined in the Declaration recorded as document number 0716422052, in Lot 34 in Block 3 in Watriss's Subdivision of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 (except the East 115.0 feet thereof) of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space, P-1, Limited Common Elements as delineated on a survey to condominium recorded as document number 0716422052.

Property of Cook County Clerk's Office