# **UNOFFICIAL COPY**

2719611107D

SPECIAL WARRANTY DEED (ILLINOIS)

Doc#: 0718611107 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 07/05/2007 01:51 PM Pg: 1 of 4

THIS INDENTURE, made this // day of June, 2007 between, North Park-Orleans LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, party of the first part and Matthew P. Brown and April L. Brown, not as joint tenants or as tenants in common but as tenants by the entirety party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in band paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, not as joint tenants or as tenants in common but as tenants by the entirety and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

#### SEE EXHIBIT "A" ATTACHED PL RETO AND INCORPORATED HEREIN.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in 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, not as joint tenant; or as tenants in common but as tenants by the entirety, 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, their 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 said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

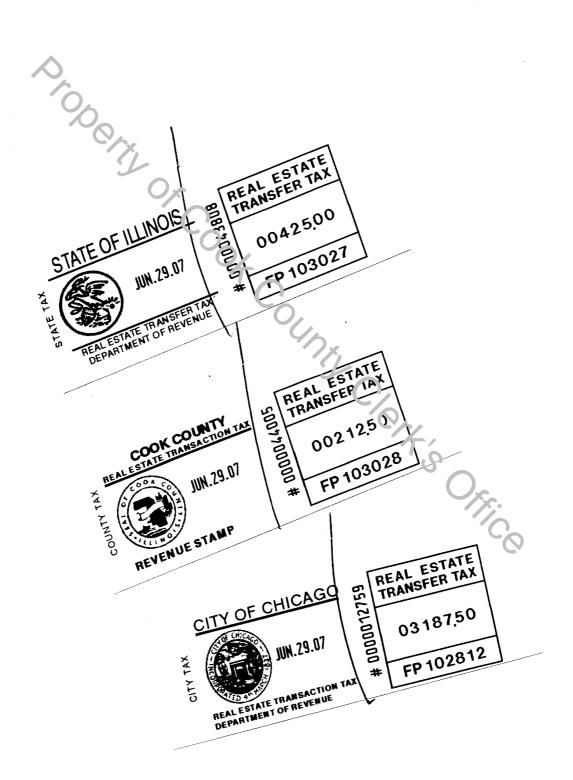
Subject to: (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreement, if any; (vi) encroachments; (vii) the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for the North Park-Orleans Condominium, as amended from time to time ("Declaration"); (viii) the Municipal Code of the City of Chicago; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the common elements of the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act; (xiii) installments due hereafter for assessments levied pursuant to the Declaration; (xiv) liens and matters of title over which the title insurance company is willing to insure without cost to grantee; and (xv) acts done or suffered by grantee, including without limitation, grantee's mortgage

FIRST AMERICAN

File # 165282

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## **UNOFFICIAL COP**

PIN:

14-33-416-001-0000 (underlying)

ADDRESS OF PREMISES:

1741 N. Orleans, Unit #1S, Chicago, Illinois 60614

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

> North F orleans LLC,

an Illind limited hability company

J. Ornoff, sole member

State of Illinois )

1000 PM 0,

County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steven J. Ornoff, sole member of North Pak-Orleans LLC, an Illinois limited liability company, personally known to me to be the person whose name is subjective to the foregoing instrument, appeared before me this day in person and acknowledged as such Member, he sign d, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed ( said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this day of June, 2007

**Notary Public** 

rriCIAL

MARLAN D. KAM

NOTARY PUBLIC, STATE OF ILLINOR

INSTRUMENT PREPARED BY:

Harlan D. Kahn, Esq. Bronson & Kahn LLC 150 North Wacker Drive, 14th Floor Chicago, Illinois 60606

MAIL RECORDED DEED TO:

Hope F. Geldes Peter J. Latz & Associates LLC 104 N. Oak Park Avenue, Suite 200 Oak Park, Illinois 60301

SEND SUBSEQUENT TAX BILLS TO:

Matthew P. Brown April L. Brown Unit # 1S, 1741 N. Orleans Chicago, Illinois 60614

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#### EXHIBIT "A"

UNIT IS IN THE NORTH PARK-ORLEANS CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE WEST 57.00 FEET OF THE EAST 158.5 FEET OF THE NORTH 1/3 OF LOT 38 (EXCEPT THE EAST 33 FEET THEREOF TAKEN FOR FRANKLIN STREET) IN GALES NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 22, 2007 AS DOCUMENT NO. 0714215053, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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 THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AFORESAID AND SAID 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 LAGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.