

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 28<sup>th</sup> day of June, 2007, between 1744 HENDERSON LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and



DANIEL M. WEBER and SARAH WEBER, as tenants by the entirety, of 107 Regent Drive, Gilbert, Illinois, as party of the second part,

Doc#: 0719233000 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/11/2007 07:08 AM Pg: 1 of 2

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Member of said limited liability company, by these presents does ~~RE~~MISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

**PARCEL 1:**

UNIT 1746-3 AND PARKING SPACE P-3 IN THE 1744 HENDERSON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 19 AND 20 IN BLOCK 4 IN GROSS NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWESTERLY 1/2 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2007 AS DOCUMENT NUMBER 0714322086; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE ROOF RIGHT R-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0714322086

**THE TENANT OF THIS UNIT HAS WAIVED OR HAS 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 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.

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 it **WILL WARRANT AND DEFEND**, the said premises against all persons lawfully claiming, or to claim same, by through or under it, subject to: (1) general real estate taxes not due and payable at the time of Closing; (2) special taxes and assessments for improvements not yet completed; (3) applicable zoning and building laws and building line restrictions, and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) streets and highways, if any; (6) party wall rights and agreements, if any; (7) encroachments (provided such do not materially adversely affect the intended use of the Unit); (8) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration, as amended from time to time; (9) the Condominium Property Act of Illinois (the "Act"); (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; (11) installments due after closing for assessments levied pursuant to the Declaration.

Box 400-CTCC

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1744 HENDERSON / YORK

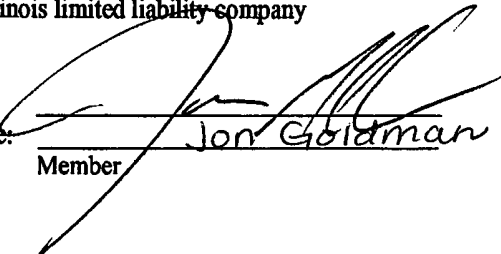
Handwritten signature

# UNOFFICIAL COPY

Permanent Real Estate Index Number: 14-19-422-025-0000  
Address of real estate: 1746 W. Henderson, Unit 3, Chicago IL 60657

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

1744 HENDERSON LLC,  
an Illinois limited liability company

By:   
Name: Jon Goldman  
Its: Member

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jon Goldman, the member of 1744 HENDERSON LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27<sup>th</sup> day of June, 2007




Notary Public


After Recording Mail To:  
Michelle Laiss  
Attorney at Law  
1530 W. Fullerton Avenue  
Chicago, IL 60614


Send Subsequent Tax Bills To:  
Daniel M. Weber and Sarah G. Weber  
1746 W. Henderson, Unit 3  
Chicago, IL 60657

This instrument was prepared by:  
Steven L. DeGraff  
Much Shelist Denenberg  
Ament & Rubenstein, P.C.  
191 N. Wacker Drive, Suite 1800  
Chicago, Illinois 60606



STATE OF ILLINOIS	
STATE TAX	JUL.-9.07
	REAL ESTATE TRANSFER TAX
# 0000007970	00425.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103024

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	JUL.-9.07
	REAL ESTATE TRANSFER TAX
# 0000006020	00212.50
REVENUE STAMP	FP 103022

CITY OF CHICAGO	
CITY TAX	JUL.-9.07
	REAL ESTATE TRANSFER TAX
# 0000005401	03188.00
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	FP 103023