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Doc#: 0719842053 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/17/2007 10:10 AM Pg: 1 of 2

**SPECIAL WARRANTY DEED
Statutory (ILLINOIS)
(Company to Individual)**

GRANTOR(S),
1015 N. CAMPBELL, LLC,
a limited liability company created and existing
under and by virtue of the laws of
State of Illinois, and duly authorized
to transact business in the State of Illinois
for and in consideration of Ten Dollars (\$10.00)
and other good and valuable consideration in
hand paid, CONVEY(S) and WARRANT(S)
to the grantee(s),

ANDREW MADDEN
1642 N. Western
Chicago, IL 60647

(The Above Space For Recorder's Use)

the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 1021-1 IN THE 1015-21 N. CAMPBELL CONDOMINIUM AS
DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 1 AND 2 IN BLOCK 2 IN CHARLES COUNSELMAN'S SUBDIVISION OF THE SOUTH
EAST ¼ OF THE NORTH EAST ¼ OF THE SOUTH EAST IN SECTION 1, TOWNSHIP 39
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0626310108 IN THE
RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO
TIME.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and
the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title,
interest claim or demand whatsoever, unto the Grantee, 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 Grantee, its heirs and assigns forever.


There are no Tenants in the Unit with 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.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her
or 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 incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT
AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the
following that the same do not interfere with

2K9

STATE OF ILLINOIS		0000103464	REAL ESTATE TRANSFER TAX
STATE TAX		JUL 12 07	00295.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		#	FP 102808

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Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration;
9. Grantee's mortgage, and
10. act's done or suffered by the Grantee

Permanent Real Estate Index Number(s): 16-01-415-001-0000

Address(es) of Real Estate: 1015-1021 N. Campbell, Chicago, Illinois 60622

IN WITNESS WHEREOF, Grantor has caused its name to be signed as of this 9 day of July, 2007.

1015 N. Campbell LLC.

By: Rita Zaslavsky, Manager

Rita Zaslavsky, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Rita Zaslavsky, personally known to me to be the Manager said limited liability company, and, appeared before me this day in person, and severally acknowledged that as such Manager she signed and delivered the said instrument, as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 9 day of July, 2007

David Chaiken
NOTARY PUBLIC



Mail to: GARY GRIFFITH
2311 W. 22nd
OAKBROOK, IL 60523

Send Subsequent Tax Bills To: ANDREW MADSEN
1021 N. CAMPBELL
CHICAGO, IL 60622

Prepared by: David Chaiken, 111 W. Washington, #823, Chicago, IL 60602

