

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

ILLINOIS STATUTORY

(CORPORATION TO INDIVIDUAL)

H65978

MAIL TO:

ROBERT F. TWEEDLE

2834 - 45TH STREET, SUITE B

HIGHLAND, INDIANA 46322



Doc#: 0721140059 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/30/2007 12:34 PM Pg: 1 of 3

### NAME & ADDRESS OF TAXPAYER:

DAVID ~~MICHAEL~~ LARRABEE

3641 N. ASHLAND, UNIT 3S

CHICAGO, ILLINOIS 60613

\*M

THE GRANTOR(S), 3643 N ASHLAND, LLC, an Illinois 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, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid, and pursuant to the authority given by the Managers of said company, CONVEY (S) AND WARRANT(S) to DAVID ~~MICHAEL~~ LARRABEE, of the City of Chicago, County of Cook, State of Illinois, the following described real state situated in the CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 14-20-119-007-0000, 14-20-119-008-0000

Property Address: 3641 N. ASHLAND, UNIT 3S, CHICAGO, ILLINOIS 60613

This conveyance is subject to the following: General taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration, as amended from time to time; public and utility easements; special governmental taxes and assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; applicable building and zoning laws and building line restrictions and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; streets and highways; party wall agreements; encroachments (provided such do not materially adversely affect the intended use of the Unit); liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and installments due after closing for assessments levied pursuant to the Declaration.

Dated this 3<sup>rd</sup> day of July, 2007

3643 N ASHLAND, LLC  
an Illinois limited liability company

BY:   
ROMEO IUSCO  
ITS PRESIDENT

City of Chicago  
Dept. of Revenue  
522150



Real Estate

Transfer Stamp

\$3,352.50

07/26/2007 12:03 Batch 07271 72

# UNOFFICIAL COPY

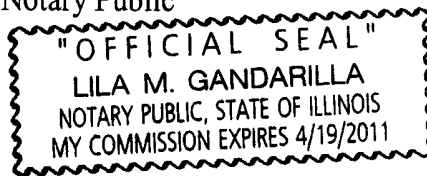
STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROMEO IUSCO, personally known to me to be a president of said corporation, is known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, for the uses and purposes therein set forth.

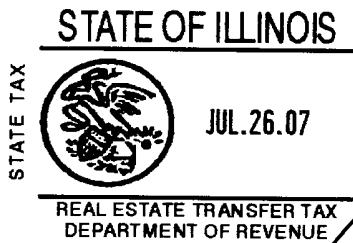
Given under my hand and notarial seal, this 3<sup>rd</sup> day of July, 2007.

Lila M. Gandarilla  
Notary Public

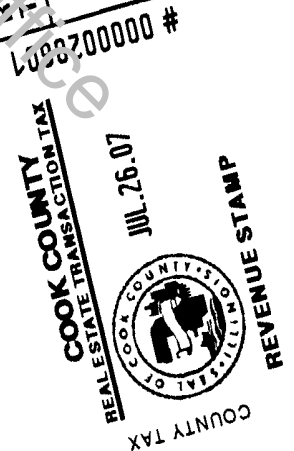
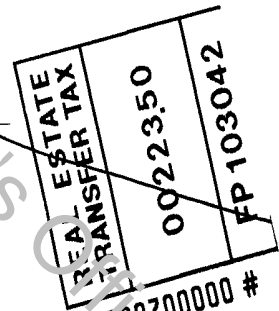
My commission expires on 4/19, 2011.



NAME & ADDRESS OF PREPARER:  
JAMES P. ANTONOPOULOS  
ATTORNEY AT LAW  
5045 NORTH HARLEM AVENUE  
CHICAGO, ILLINOIS 60656-3501



# 0000016304	REAL ESTATE TRANSFER TAX
	00447.00
	FP 103037



Property of Cook County Clerk's Office

**UNOFFICIAL COPY**  
Revised  
Exhibit A

M65978

UNIT 3S IN THE ASHLAND AVENUE CONDOMINIUM A/K/A AS THE 3641 N. ASHLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7 AND LOT 8 (EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED DATED AUGUST 2, 1929, AND RECORDED SEPTEMBER 17, 1929; AS DOCUMENT 10481340) IN BLOCK 1 IN SICKEL AND HUFMETER'S ADDITION TO LANE PARK OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 5, 2007 AS DOCUMENT 0716610102, AND AS SUBSEQUENTLY AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

ALSO,  
THE EXCLUSIVE RIGHT TO USE PARKING SPACE P 5 AND ROOF SPACE RS 6, LIMITED COMMON ELEMENTS AS DELINEATED ON THE ABOVE-NOTED DECLARATION OF CONDOMINIUM.

P.I.N. 14-20-119-007-0000 (UNDERLYING P.I.N.)  
14-20-119-008-0000 (UNDERLYING P.I.N.)

C/K/A 3641 N. ASHLAND AVENUE, UNIT 3S, CHICAGO, ILLINOIS 60613-3617

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.