

UNOFFICIAL COPY

Ticor Title Insurance



Doc#: 0721240048 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/31/2007 11:58 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

Illinois Statutory

Mail to:

Mark D. Hellman
Attorney at Law
105 W. Madison St.
Suite 901
Chicago, IL 60602

lot 2

Send tax bills to:

Eric A. Rudin and Angela M. Rudin
2332 S. Michigan Ave., Unit #302 2008 S. CALUMET, #B
Chicago, IL 60616

Deed made on July 19, 2007, by GRACELAND DEVELOPMENT LTD., a corporation organized and existing under the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, having its principal place of business at Chicago, Illinois, Grantor, to Eric A. Rudin and Angela M. Rudin of Chicago, Illinois, Grantee(s), as Joint Tenants.

Grantor, in consideration of ten dollars (\$10.00) paid by grantee and for other good and valuable consideration, and pursuant to the authority given by the Board of Directors of the above-entitled corporation, conveys and warrants to grantee that real property located in the County of Cook, State of Illinois, and more particularly described as follows: **See Attached Legal Description,**

together with the hereditaments and appurtenances pertaining to such property, and the reversion and reversions, remainder and remainders, rents, issues, and profits of such property, and all the estate, right, title, interest, claim, or demand of grantor in and to such property to have and to hold the above-described real property, to grantee, its heirs and assigns, forever.

Grantor, for itself and its successors, further covenants, promises and agrees with grantee, its heirs and assigns, that it has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this deed; and covenants further that it will warrant and defend the property against all persons lawfully claiming by, through, or under it, subject only to: (i) general real estate taxes not due and payable at the time of Closing; (ii) terms and provisions of the Illinois Condominium Property Act, as amended; (iii) all easements, air rights and covenants, conditions and restrictions of record including but not limited to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for the Graceland East Condominium Association (the "Declaration") which shall, at the time of Closing, have been recorded with the Recorder of Deeds of Cook County and which Purchaser shall, by accepting the conveyance of the Purchased Unit, be deemed to have accepted and ratified as of the Closing Date; (iv) terms and provisions of the Declaration, including all amendments and exhibits thereto; (v) applicable zoning and building laws and ordinances; (vi) acts done or suffered by Purchaser or anyone claiming through Purchaser; (vii) leases, license and encroachments affecting the Common Elements or the Limited Common Elements.

Permanent Real Estate Index Number: 17-27-109-014-0000 & 17-27-109-015-0000

Address: 2332-42 S. Michigan Ave., Unit # 302 & Parking Space # P-4, Chicago, IL 60616

BOX 15

TICOR TITLE 000631427


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UNOFFICIAL COPY

Grantor has caused this instrument to be signed by its duly authorized President and attested by its Secretary on the date above written.

GRACELAND DEVELOPMENT LTD.

By: Dimitrios Kourkouvis
 Its: President
 Attest: [Signature]
 Secretary

CITY OF CHICAGO
 CITY TAX

 JUL.31.07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0967000000

REAL ESTATE TRANSFER TAX
0305250
FP 102803


STATE OF ILLINOIS)
) ss
 COUNTY OF COOK)

I, Holiday C. Tarr, a Notary Public in and for the above County and State, certify that DIMITRIOS KOURKOUVIS and DIMITRIOS GIANETTOS, personally known to me to be the President and Secretary of the corporation which is the Grantor, and personally known to me to be the same persons whose names are subscribed to the preceding instrument appeared before me this day in person and acknowledged that they had signed and delivered the instrument as their free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes set forth therein.

Dated: 7/19/07
[Signature]
 Notary Public


This instrument was prepared by: Holiday C. Tarr, 203 N. LaSalle St., Suite 2100, Chicago, IL



STATE OF ILLINOIS
 STATE TAX

 JUL.31.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000039834

REAL ESTATE TRANSFER TAX
00407.00
FP 102809

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 JUL.31.07
 REVENUE STAMP

0000039697

REAL ESTATE TRANSFER TAX
0020350
FP326707

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000631427 CH

STREET ADDRESS: 2332 S. MICHIGAN AVE.

UNIT 302

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 17-27-109-014-0000

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT NUMBER 302 AND P-4 IN THE LOFTS ON THE ROW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 2, 3, 4 AND 5 IN THE SUBDIVISION OF LOTS 3 AND 4 IN CLEAVER'S SUBDIVISION OF BLOCK 31 IN TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1948 (ANTE-FIRE), AND RERECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151615, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0719122(43); TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 3-5, A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

"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."