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107-0882A

Special Warranty Deed

Doc#: 0723222011 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/20/2007 09:24 AM Pg: 1 of 3

This indenture made this 13th day of August, 2007, between **Omega 11, Inc.**, an Illinois corporation, party of the first part, and **Ryan D'Aprile**, _____ party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the corporate resolution, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part

- a) individually
- b) ~~as joint tenants, not tenants in common~~
- c) ~~husband and wife, as tenants by the entirety, not joint tenants not tenants in common~~
- d) ~~as tenants in common, not as joint tenants~~

and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED AND INCORPORATED HERETO AS EXHIBIT "A".

PIN: 17-32-403-005-0000 (affects underlying land)

Common Address: 927 W. 35th Street, Unit # 1C, Chicago, Illinois 60619

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise 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, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premise as above described, with the appurtenances, unto the party of the second part, his, her, 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, his, her, 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: (a) Real estate taxes and special assessments not due and payable at the time of closing; (b) Applicable zoning and building laws and ordinances and other ordinances of record; (c) Existing easements and encroachments; (d) Covenants, restrictions, agreements, conditions, building lines and other matters of record; (e) Governmental taxes or assessments for improvements not yet completed; (f) The Declaration of Condominium Ownership for 927 W. 35th Street Condominium recorded on August 16, 2007, as document number 0722815000 including all Exhibits thereto, rules and regulations, if any, and all other condominium documents, as amended from time to time, for 927 W. 35th Street Condominium; (g) Terms and provisions of the Illinois Condominium Property Act; and (g) Acts done or suffered by party of the second part or anyone claiming by, through or under party of the second part.

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Party of the first part also hereby grants to the grantee, its successors and assigns, all 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 therein.

This special warranty 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.

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

Rafal Nalepa
Omega 11, Inc.
By: Rafal Nalepa, President

August 13, 2007

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
525776 **\$2,250.00**
08/16/2007 09:22 Batch 00785 28



State of Illinois)
)
County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rafal Nalepa personally known to me to be the President of Omega 11, Inc. and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persons and acknowledged that he signed and delivered the said instrument in the capacity as President of the Omega 11, Inc. as his free and voluntary act for uses and purpose therein set forth.

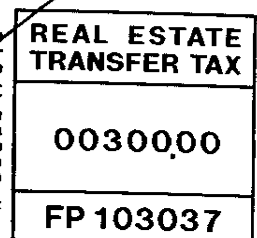
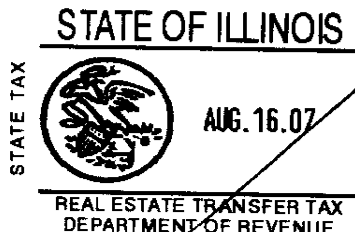
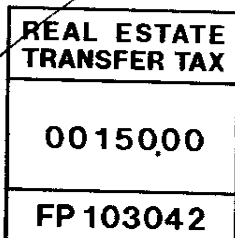
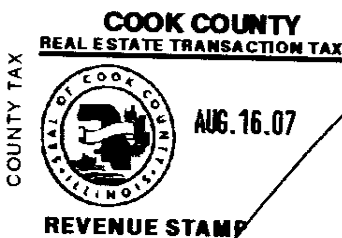
[Signature]
Notary Public



Document Prepared by: Loza Law Offices P.C., 2500 E. Devon Avenue Suite 200, Des Plaines, IL 60018.

After recording mail to:
Ryan D'Aprile
927 W. 35th Street
Unit # 1C
Chicago, Illinois 60609

Mail subsequent tax bills to:
Ryan D'Aprile
927 W. 35th Street
Unit # 1C
Chicago, Illinois 60609



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Ticor Title Insurance

Commitment Number: A07-0882A

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

UNIT # 1C AND THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT P-1 IN THE 927 W. 35TH STREET CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 11 IN BLOCK 2 IN GAGE, LEMOYNE, HUBBARD AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SUBDIVISION HAS BEEN ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER (to follow), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

0722815000

17-32-403-005-0000

Property of Cook County Clerk's Office