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SPECIAL WARRANTY DEED

Corporation to Individual



Doc#: 0723435061 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/22/2007 09:18 AM Pg: 1 of 4

This agreement, made this 27TH day of JULY 2007, between 5054 ALTGELD, INC. a corporation 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

JOSE M. BIZAPPO AND ELVIA L. LEBRON, *Husband and wife, NOT AS JOINT TENANTS, NOT AS TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY*

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, 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 and described as follows, to wit:

PARCEL 1:

UNIT 1C IN THE ALTGELD ARMS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 19 AND 20 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO 3., BEING A SUBDIVISION OF THE W 1/2 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 40 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 RECORDED JULY 26, 2007 AS DOCUMENT 0720703095, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P- 1A *AND P (-B)*, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.

PIN: 13-28-421-021-0000 (UNDERLYING)

COMMONLY KNOWN AS: 5058 W. ALTGELD, UNIT 1C, CHICAGO, IL 60639

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act and Code; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; (g) leases and licenses affecting the Common Elements or Purchaser; and (h) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

0714798
MARQUIS TITLE 1/2

HAB

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Together with all and singular the hereditaments and appurtenances thereunto 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 premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

Grantor also 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 if said unit set forth in the declaration of condominium; and grantor reserves unto itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

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.

The tenant has waived or has failed to exercise his statutory right of first refusal.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

5054 ALTGELD, INC.

By *R Lerman* (SEAL)
Its President

State of Illinois, County of COOK ss. I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Roman Lerman, personally known to me to be the President of 5054 ALTGELD, INC. an Illinois Corporation, and personally 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 as such President, 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, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of July, 2007

Commission expires 10/23, 2009

Matthew S Payne
NOTARY PUBLIC



This instrument prepared by
Matthew S. Payne, Pugh and Payne PC, 7257 W. Touhy Ave., Suite 202, Chicago, IL 60634

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

JOSE M. BIZARD
5058 W. ALTGELD #1C
CHICAGO, IL 60639

JOSE M. BIZARD
5058 W. ALTGELD #1C
CHICAGO, IL 60639

Recorder's Office Box No. _____

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Marquis Title Company

6060 N Milwaukee Ave.

Chicago, Il 60646

847-292-1300

847-292-1414 Fax

File # : 0714798

Borrower Name: Jose M. Bizarro and Elvia L Lebron

Address: 5058 W. Altgeld Unit 1C

Pin # : 13-28-421-021-0000

Legal Description:

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UNIT 1C IN THE ALTGELD ARMS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

LOTS 19 AND 20 IN THE HULBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NO 3., BEING A SUBDIVISION OF THE W 1/2 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 40 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 RECORDED JULY 26, 2007 AS DOCUMENT 0720703093, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P1-A AND P1-B, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.

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Property of Cook County Clerk's Office

City of Chicago
 Dept. of Revenue
 525836
 08/16/2007 10:36



Real Estate
 Transfer Stamp
 \$2,160.00
 Batch 00785 37


COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

 AUG. 21. 07
REVENUE STAMP

0000038134

REAL ESTATE TRANSFER TAX
00144.00
FP 103042

STATE OF ILLINOIS

VIRIL TAX

 AUG. 21. 07

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000017840

REAL ESTATE TRANSFER TAX
00288.00
FP 103037