



Doc#: 0724242032 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/30/2007 09:04 AM Pg: 1 of 3

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

DM 10/2/07
E.G.

GRANTOR(S),
City View Real Estate Group, Inc,
An Illinois corporation 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 WARRANTY(S)
to the grantee(s),
WILLIAM WHIPPLE and ANNE WHIPPLE, his wife
909 Elm Tree
Lake Forest, IL 60045

(The Above Space For Recorder's Use)

As ~~Tenants by the Entirety~~ ^{Joint Tenants}, the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 2N IN THE 2033 N DAMEN CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1 :

LOT 28 IN BLOCK 40 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 31 AND 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE OF +25.74 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS : BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 28; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 71.65 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF A 4 STORY CONCRETE BLOCK BUILDING; THENCE NORTH ALONG THE EAST FACE OF SAID 4 STORY CONCRETE BLOCK BUILDING, A DISTANCE OF 17.55 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 11.13 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 28, A DISTANCE OF 5.62 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 7.08 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 28, A DISTANCE OF 3.89 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 53.44 FEET TO A POINT IN THE WEST LINE OF SAID LOT 28, SAID POINT BEING 19.28 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 28; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 28, A DISTANCE OF 19.28 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

SS 500535
CIT

PARCEL 2 :

LOT 27 IN BLOCK 40 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE OF +25.74 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS : BEGINNING AT THE NORTHWEST CORNER OF SAID LOT

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27; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 71.79 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST FACE OF A 4 STORY CONCRETE BLOCK BUILDING; THENCE SOUTH ALONG THE EAST FACE OF SAID 4 STORY CONCRETE BLOCK BUILDING, A DISTANCE OF 19.57 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 23.0 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 27, A DISTANCE OF 3.80 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 3.15 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 27, A DISTANCE OF 0.15 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 3.50 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 27, A DISTANCE OF 5.80 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 7.33 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 27, A DISTANCE OF 1.78 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 6.04 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 27, A DISTANCE OF 0.14 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 28.77 FEET TO A POINT IN THE WEST LINE OF SAID LOT 27, SAID POINT BEING 19.34 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 27; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 27, A DISTANCE OF 19.34 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0618034103 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0618034103

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, 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.

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 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. Easement Agreement with 2031/35 N. Damen Commercial Condominium Association;
4. Public and utility easements;

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- 5 Covenants, conditions, restrictions of record as to use and occupancy;
- 6 Applicable zoning and building laws, ordinances and restrictions;
- 7 Roads and highways, if any;
- 8 Provisions of the Condominium Property Act of Illinois;
- 9 Installments due after the date of closing of assessments established pursuant to the Declaration;
- 10. Grantee's mortgage, and
- 11 acts done or suffered by the Grantee


Permanent Real Estate Index Number(s): 14-31-213-013-0000; 14-31-213-014-0000
 Address(es) of Real Estate: 3033-35 N. Damen, Chicago, Illinois 60647

IN WITNESS WHEREOF, Grantor has caused its name to be signed as of this 22 day of August, 2007

City View Real Estate Group, Inc.

By: [Signature]
 Brad Schreiber, President

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

CITY OF CHICAGO
 CITY TAX

 AUG. 27. 07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

000017740

REAL ESTATE TRANSFER TAX
0360000
FP 102805

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Brad Schreiber, personally known to me to be the President of said corporation, and, appeared before me this day in person, and severally acknowledged that as such officer he signed and delivered the said instrument, as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 22 day of August, 2007


[Signature]
 NOTARY PUBLIC
 OFFICIAL SEAL
 DAVID CHAIKEN
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 7-29-2009

Prepared By: David Chaiken, 111 W. Washington, #823, Chicago, Illinois 60602

Mail to: MARK M. LYMAN
HENDERSON Lyman
175 W. JACKSON Bldg.
#240
CHICAGO, IL 60604

Send Subsequent Tax Bills To: Bill Ushigade
2033 N. Damen #2N
Chicago, IL 60604


STATE TAX

STATE OF ILLINOIS

 AUG. 27. 07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000104527

REAL ESTATE TRANSFER TAX
0048000
FP 102808

COUNTY TAX

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 AUG. 27. 07
 REVENUE STAMP

0000104768

REAL ESTATE TRANSFER TAX
0024000
FP 102802