

UNOFFICIAL COPY



Doc#: 0725641081 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/13/2007 11:14 AM Pg: 1 of 5

SPECIAL
WARRANTY
DEED

8391877 DTP CLR 1082

Property of Cook County

The above space reserved for Recorder's use only.

THIS INDENTURE, made, August 21, 2007 between 3963 West Belmont Residential Property LLC, an Illinois limited liability company, located at 4252 N. Cicero, Chicago, IL 60618, duly authorized to transact business in the State of Illinois, party of the first part, and Consolacion R. Berroya and Roselynn R. Berroya, as Joint Tenants with rights of survivorship, not as Tenants in Common, 8444 Parkview Dr, Darien, IL, 60561, 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 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, 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 known and legally described on Exhibit A attached hereto.

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 premises 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 those exceptions listed on Exhibit A attached hereto.

SHC

BOX 334 CT


UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS

 SEP. 10. 07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000043507

REAL ESTATE TRANSFER TAX
00294.50
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 SEP. 10. 07
 REVENUE STAMP

0000043617

REAL ESTATE TRANSFER TAX
00147.25
FP 103034

CITY OF CHICAGO

 SEP. 10. 07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

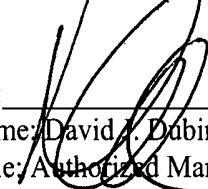
0000015599

REAL ESTATE TRANSFER TAX
02208.75
FP 103033

UNOFFICIAL COPY

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

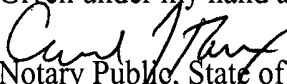
3963 West Belmont Residential Property LLC
an Illinois limited liability company

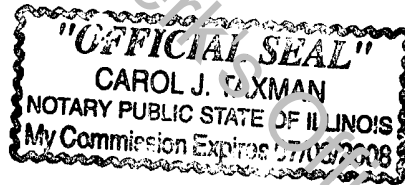
By: 
Name: David J. Dubin
Title: Authorized Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Carol J. Taxman, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Dubin, personally known to me to be the Authorized Manager of 3963 West Belmont Residential Property LLC, an Illinois limited liability company, 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 Authorized Manager, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of 3963 West Belmont Residential Property LLC, an Illinois limited liability company, as his free and voluntary act, and the 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 21st day of August, 2007.


Notary Public, State of Illinois



This instrument was prepared by: Carol J. Taxman, Ltd., 9636 Lawler, Ste 1B, Skokie, IL 60077.

MAIL TO: Consolacion R. Berroya and Roselynn R. Berroya
8444 Parkview Drive, Darien, IL 60561

SEND SUBSEQUENT TAX BILLS TO: Consolacion R. Berroya and Roselynn R. Berroya, 3963 W. Belmont Ave., Chicago, Illinois, 60618 - Unit 334 and Parking p-44

UNOFFICIAL COPY

EXHIBIT A

See Attached Legal Description

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other condominium documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/their 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 the party of the first part 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.

No tenants were in possession of the described real estate prior to conversion. No tenant notice was required to be given.

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.

Common Address: 3963 W. Belmont Ave., Chicago, Illinois, 60618
Unit 334 and Parking p-44

Permanent Index Numbers: 13-26-100-001-0000; 13-26-100-002-0000;
13-26-100-012-0000; 13-26-100-013-0000;
13-26-100-014-0000; 13-26-100-015-0000; and
13-26-100-026-0000.

UNOFFICIAL COPY

Chicago Title Insurance Company

Order No.: 1401 008391277NA

Address: 3963 W. Belmont Ave., Chicago, Illinois, 60618, Cook County
Unit 334
Parking P-44

City of Chicago
County of Cook
State of Illinois

Tax I.D. No.: 13-26-100-001-0000; 13-26-100-002-0000; 13-26-100-012-0000;
13-26-100-013-0000; 13-26-100-014-0000; 13-26-100-015-0000; and
13-26-100-026-0000

Legal Description:

PARCEL 1: **UNIT 334 AND P-44** IN THE SHOEMAKER LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS, PARTS OF LOTS AND VACATED ALLEYS IN CHARLES SEEGER'S SUBDIVISION OF LOT 1 OF HAUSSEN AND SEEGER'S SUBDIVISION OF LOTS 4, 5, AND 14 IN DAVLIN, KELLEY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0706509105 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0706509104.