



**SPECIAL
WARRANTY DEED
Statutory (Illinois)**

Doc#: 0726342040 **Fee:** \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/20/2007 08:31 AM Pg: 1 of 3

THE GRANTOR, Logan Station, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to DAMON BRILL and VANESSA PAVLIK, of 2520 N. Washtenaw, Chicago, IL 60647 (the "**GRANTEE**"), not as tenants in common, but as ~~joint tenants~~, the following described real estate (the "**Property**") situated in the County of Cook in the State of Illinois to wit:

Tenants
by the
entirety

[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "**Act**"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the 2511-13 N. Milwaukee Condominium Association at Log in Station (the "**Declaration**"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) encroachments; (x) Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements for 2511-13 N. Milwaukee; and (xi) acts of Purchaser. None of the exceptions shall interfere with the use of the Unit as a residence.

Permanent Real Estate Index Number(s): 13-25-315-040-0000

Address of Real Estate: 2511-2513 N. Milwaukee, Unit 3S, Chicago, IL 60647

SA 3668737 10/2 NW Lino NW alk CT

Box 334

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

UNIT 3S IN 2511-13 N. MILWAUKEE CONDOMINIUM AT LOGAN STATION, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0634909107, BEING A PORTION OF:

PARCEL 1:

LOTS 21 AND 22, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-3N, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0634909107,

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AND MAINTENCE AGREEMENT RECORDED AS DOCUMENT NUMBER 0634909105 AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0634909106.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

The Tenant of Unit 3S has waived or has failed to exercise the right of first refusal.