

# UNOFFICIAL COPY

**This Document Prepared by:**

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Doc#: 0726301147 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/20/2007 01:23 PM Pg: 1 of 4

**SPECIAL**  
**WARRANTY**  
**DEED**

INDIVIDUAL

6972 8076  
C/S  
2/3

THIS INDENTURE made this <sup>30<sup>th</sup></sup> day of August, 2007, between <sup>POURSHAHBAZ</sup> 2507 North Halsted, Inc., an Illinois Corporation, (Grantor) and ~~CHARLI POURSHAHBAZ~~ and MALGORZATA KIELB, **TENANTS IN COMMON** (Grantee), whose address is/are 4254 Lyons Street, Skokie, IL 60076, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by Grantee to the Grantor, the receipt whereof is hereby acknowledged, and by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, his/her heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT (A) FOR LEGAL DESCRIPTION OF PROPERTY**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise 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 Grantor, 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 Grantee, his/her heirs and assigns forever.

Grantor also hereby grants to Grantee, its 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 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, condition, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his/her 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 Grantor, Grantor WILL WARRANT AND DEFEND,

**Subject to:** (i) Real estate taxes not due and payable to the delivery of this deed; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable as of the date hereof; (iii) the Condominium

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Property Act of the State of Illinois and Section 13-72 of the Municipal Cod of the City of Chicago, Illinois, including all amendments thereto; (iv) the Declaration, including all amendments and exhibits attached thereto; (v) public, private and utility easements including any easements established by or implied from the Declaration, or amendments thereto; (vi) covenants, conditions, agreements, building lines and restrictions; (viii) road and highways, if any (ix) existing leases and licenses affecting the Common Elements; (x) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee; and (xi) Grantee=s mortgage, if any.

Permanent Real Estate Index Number: 14-20-329-027 & 14-20-329-028

#1442 C-West

Address of real estate: Unit 1W, 1442 West Belmont, Chicago, Illinois 60657

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of this day and year first written above.

2507 North Halsted, Inc.  
an Illinois Corporation

By:   
Name: AIDAN DESMOND  
Its: President

STATE OF ILLINOIS  
STATE TAX  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
SEP. 19.07  
# 0000047140  
REAL ESTATE TRANSFER TAX  
003 18.00  
FP 103027

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
SEP. 19.07  
# 0000047338  
REAL ESTATE TRANSFER TAX  
00159.00  
FP 103028

CITY OF CHICAGO  
CITY TAX  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE  
SEP. 19.07  
# 0000014549  
REAL ESTATE TRANSFER TAX  
02385.00  
FP 102812

REVENUE STAMP

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STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, the undersigned, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that AIDAN DESMOND, personally known to me to be the President of the 2507 North Halsted, Inc. an Illinois Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as members they signed and delivered the said instrument as their free and voluntary act and purposes therein set forth.

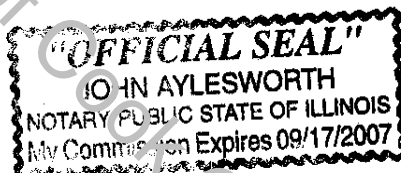
Given under my hand and official seal this 30 day of August, 2007.

My commission expires: 9-17-07

  
 Notary Public

**Mail Recorded Deed to:**

Alfred Dynia  
 Attorney at Law  
 4345 N. Milwaukee Ave  
 Chicago, Illinois 60641

**Mail subsequent tax bills to:**

Charli Pourshabaz  
 Malgorzata Kielb  
 1442 W. Belmont, Unit 1W  
 Chicago, IL 60647

County Clerk's Office

**UNOFFICIAL COPY***(Attached to and becoming a part of document dated September 05, 2007)***EXHIBIT A****PARCEL 1:**

THAT PART OF LOTS 76, 77 AND THE WEST HALF OF LOT 78 IN ALBERT WISNER'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE FIRST FLOOR THREE DIMENSIONAL INTERIOR SPACE WITHIN AN EXISTING 4 STORY BUILDING OCCUPYING THE PROPERTY HEREIN DESCRIBED AND COMMONLY KNOWN AS 1442-1444 WEST BELMONT AVENUE IN CHICAGO, ILLINOIS, THE VERTICAL LIMITS OF WHICH ARE DESCRIBED AS HORIZONTAL PLANES DEFINED BY THE EXISTING FINISHED FLOOR SURFACE = ELEVATION 100.00 AND FINISHED CEILING SURFACE = ELEVATION 111.50 AND WHEREAS THE HORIZONTAL LIMITS OF SAID INTERIOR SPACE DEFINED AS VERTICAL PLANES DEFINED BY THE EXISTING INTERIOR SURFACE OF FINISHED UNIT PERIMETER WALLS, THE DIMENSIONS OF WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 76; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 76 A DISTANCE OF 2.32 FEET; THENCE EAST ALONG A LINE NORTHERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 76 A DISTANCE OF 3.86 FEET, TO THE MOST SOUTHWESTERLY INTERIOR CORNER OF SAID FINISHED WALLS OF A FIRST FLOOR RETAIL PROPERTY HERETOFORE DESIGNATED AS RETAIL PROPERTY 1442 C-WEST FOR A PLACE OF BEGINNING; THENCE FOLLOWING THE NEXT THIRTEEN (13) COURSES AND DISTANCES ALONG SAID INTERIOR SURFACES OF THE FINISHED WALLS OF SAID RETAIL PROPERTY 1442 C-WEST: 1) NORTH 8.10 FEET; 2) WEST 0.10 FEET; 3) NORTH 58.20 FEET; 4) EAST 19.20 FEET; 5) SOUTH 12.72 FEET; 6) EAST 3.95 FEET; 7) SOUTH 13.00 FEET; 8) WEST 0.65 FEET; 9) SOUTH 2.15 FEET; 10) EAST 0.65 FEET; 11) SOUTH 15.90 FEET; 12) WEST 4.00 FEET; 13) SOUTH 21.82 FEET; THENCE WEST 18.60 FEET TO SAID PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 TO AND FROM THE PUBLIC WALKWAY ADJOINING SAID EASEMENT OVER THOSE PORTIONS OF THE 1442 WEST BELMONT CONDOMINIUM, AS DELINEATED FOR INGRESS AND EGRESS AS GRANTED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 26, 2007 AS DOCUMENT NO. 0711622046 AND FIRST AMENDMENT TO THE RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 17, 2007 AS DOCUMENT NO. 0722903029.

Tax Parcel Number(s): 14-20-329-028-0000

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14-20-329-027-0000