



07268400130

SPECIAL WARRANTY DEED

Doc#: 0726840013 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/25/2007 09:17 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH,

That the Grantor, 663 Barry, L.L.C., an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

FIRST AMERICAN TITLE
FILE # 1707052

1/2

THE ABOVE SPACE FOR
RECORDER'S USE ONLY

for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Elisa N. A. and John P. Fonseca, an unmarried couple, as joint tenants ("Grantees"), whose respective addresses are both 2984 Acorn Lane, Northbrook Illinois, the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

Grantor also hereby grants to the grantees, its successors and assigns, as rights and easements appurtenant to the subject unit described therein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; 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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Condominium Documents, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvement not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantees or anyone claiming through Grantees; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over with Chicago Title Insurance company is willing to insure without cost to Grantees.

HL

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 12 day of September, 2007.

663 Barry, L.L.C., an Illinois Limited Liability

Company

By: Zafar Hussain
Zafar Hussain, Manager

UNOFFICIAL COPY

CITY OF CHICAGO
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 SEP. 21.07
 # 0000014627

REAL ESTATE TRANSFER TAX
0314250
FP 102812

COOK COUNTY
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 SEP. 21.07
 # 9051700708

REAL ESTATE TRANSFER TAX
0020950
FP 103028

REVENUE STAMP

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 SEP. 21.07
 # 000007308

REAL ESTATE TRANSFER TAX
0047500
FP 103027

Property of Cook County Office

UNOFFICIAL COPY

STATE OF ILLINOIS } SS.

COUNTY OF COOK }

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Zafar Hussain, as Manager of 633 Barry, L.L.C. an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as the free and voluntary act of said limited liability company, pursuant to authority given by said company for the uses and purposes therein set forth.

GIVEN under my hand and seal this 10th day of September, 2007.



Notary Public

My commission expires 9/10/07

After Recording Mail to:

John Vouticitsis Attorney at Law
1300 Jefferson #303
Des Plaines, IL 60016

Send Subsequent Tax Bills to:

Elisa N. Au and John P. Fonseca
663 W. Barry - Unit 2-A
Chicago IL 60657

UNOFFICIAL COPY

Exhibit A

The land referred to in this SPECIAL WARRANTY DEED is described as follows:

LEGAL DESCRIPTION:

PARCEL 1: Unit 2A, in 663 W. Barry Condominium, as delineated on a plat of survey of the following described tract of land: Lot 31, in Oak Grove Addition to Chicago, being a subdivision of part of Lot 2 in Bickerdike and Steel's Subdivision of the west half of the northwest quarter of Section 28, Township 40 north, Range 14 east of the Third Principal Meridian, which plat of survey is attached as Exhibit "B" to the declaration of condominium ownership recorded August 21, 2006, as document 0623318035, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2: The exclusive right to the use of Parking Unit P-12, as a limited common element, as set forth in the Declaration of Condominium, and survey attached thereto.

Property Address: 663 West Barry Unit 2-A, Chicago IL 60657

APN: 14-28-107-012-0000 Vol. 0485

SPECIAL WARRANTY DEED

This instrument prepared by:

Thea M. Pazen, Attorney at Law

3839 N. Kenneth Ave.

Suite 300

Chicago, IL 60641

Telephone: 773.725.4349

Facsimile: 773.725.4393