

UNOFFICIAL COPY

SPECIAL WARRANTY
DEED
TENANCY BY THE ENTIRETY



Doc#: 0727433128 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/01/2007 01:20 PM Pg: 1 of 3

GRANTOR, 2865 NORTH PAULINA, LLC, an Illinois limited liability company, having its principal place of business at 908 N. Halsted Street, Chicago, Illinois 60622, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby

REMISE, RELEASE, ALIEN AND CONVEY to the grantee(s),

GREGORY GOLDSTEIN AND JULIE GOLDSTEIN, husband and wife, 1744 W. Wellington, Chicago, Illinois, the following described real estate, to wit (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Nos: 14-30-224-027-0000, 14-30-224-030-0000
Commonly Known As: 1638 W. Surf Street, Chicago, Illinois

TO HAVE AND TO HOLD said premises as husband and wife, NOT in Tenancy in Common NOR as Joint Tenants, but as TENANTS BY THE ENTIRETY, forever.

SUBJECT TO: (1) General real estate taxes for the second installment of 2006 and subsequent years; (2) Terms, provision, conditions, easements, and limitations set forth in the Declaration of Ownership and of Easements, Restrictions, Covenants and By- Laws for the Estates of Columbia Place Owner's Association; (3) Covenants, Conditions, and Restrictions of Record; (4) Public and Utility Easements; (5) Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and (6) Liens and other matters of title over which the Title Company is willing to insure without cost to Grantee, provided none of the foregoing materially adversely affect Grantee's use of the Property as a single family residence.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee(s), 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 FOREVER DEFEND.

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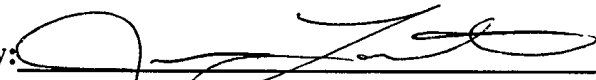
Box 400-CTOC

8392329
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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the 28th day of September, 2007

2865 NORTH PAULINA, LLC
an Illinois limited liability company

By: 
James D. Letchinger, its Manager

STATE OF ILLINOIS)
COUNTY OF COOK)

SS

CITY OF CHICAGO



SEP. 28. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005755

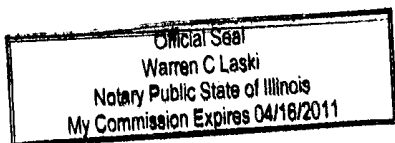
REAL ESTATE
TRANSFER TAX


1575000

FP 103023



I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that James D. Letchinger, the Manager of 2865 North Paulina, LLC, 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 his free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notary seal this 28th day of September, 2007.




Notary Public

Prepared By: WARREN C. LASKI, ESQ., 1751 W. Surf Street, Chicago, Illinois 60657
Tax Bill To: GREGORY GOLDSTEIN, 1638 W. Surf Street, Chicago, Illinois 60657
Return To: ROBERT S. ROSS, ESQ., 500 N. Dearborn St., Suite 1016, Chicago, Illinois 60610

STATE TAX	STATE OF ILLINOIS	SEP. 28. 07	# 0000008443	REAL ESTATE TRANSFER TAX	0210000	FP 103024	COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	SEP. 28. 07	# 0000006500	REAL ESTATE TRANSFER TAX	0105000	FP 103022
													
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE						REVENUE STAMP						

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

LOT 7 IN THE ESTATES OF COLUMBIA PLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ESTATES OF COLUMBIA PLACE RECORDED MARCH 2, 2006 AS DOCUMENT 0606110097, WHEREIN IT WAS GRANTED THE FOLLOWING EASEMENTS: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER COMMON AREAS (COMMONLY KNOWN AS OUTLOT 1 AND OUTLOT 2 IN AFORESAID SUBDIVISION) USE AND ENJOYMENT OF THE COMMON AREAS; EASEMENT FOR PUBLIC UTILITIES; MUNICIPAL AUTHORITIES EASEMENT; EASEMENT IN FAVOR OF LOTS 1 THROUGH 9 OVER, UPON AND UNDER THE WEST 1 FOOT OF THE ADJOINING LOT TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR OR REPLACE SUBTERRANEAN FOUNDATION FOOTINGS; AND FOR ENCROACHMENTS.