

UNOFFICIAL COPY



Doc#: 0727541123 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/02/2007 12:15 PM Pg: 1 of 3

27

SPECIAL WARRANTY DEED

2075380-MTC-102-LD

THE GRANTOR, 4418-24 North Clark Street, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: Nicholas F. David, a single man, of 4420 N. Clark, Unit 203, Chicago, Illinois ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

(above space for recorder only)

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

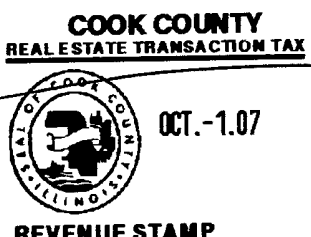
Permanent Real Estate Index Number(s): 14-17-120-021-0000; 14-17-120-022-0000 (affects part of the underlying land and other property)

Address of Real Estate: 4418-24 North Clark Street, GU-04 Chicago, Illinois 60640

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) regular monthly condominium assessments due after the date of closing; (3) applicable zoning, planned unit developments, building laws, ordinances and restrictions; (4) public, private, utility and railroad easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration of Covenants, Conditions, Restrictions and Easements: Reciprocal Easement Agreement, the Declaration of Condominium for 4420 Clark Condominiums, and other project documents, including without limitation any easements or agreements necessary or desirable to effectuate the use of the property as a condominium, and any amendments and exhibits thereto; (7) the provisions of the Illinois Condominium Property Act; (8) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Grantee against loss or damage.

M.G.R. TITLE

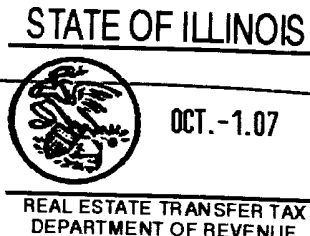
COUNTY TAX



REAL ESTATE TRANSFER TAX
0001250
FP 103042

0000032481

STATE TAX



REAL ESTATE TRANSFER TAX
00025.00
FP 103037

0000020198

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on 9/24, 2007.

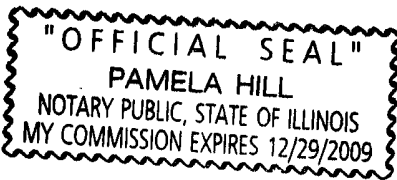
4418-24 North Clark Street, L.L.C.,
an Illinois limited liability company
BY: Berger Development, LTD.
Its: Manager

BY: [Signature]
David Berger,
Its: President

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 David Berger, in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal, this 24 day of September, 2007



[Signature]
Notary Public

This Instrument was prepared by:

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:

Nicholas David
4420 N. Clark St. #203
Chicago IL 60640

Send subsequent tax bills to:

Nicholas David
4418-24 North Clark Street #203
Unit 6U-04
Chicago, IL 60640

City of Chicago
Dept. of Revenue
531386
10/01/2007 11:16 Batch 00717 59



Real Estate
Transfer Stamp
\$187.50

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LEGAL DESCRIPTION

PARCEL 1:

GU-04 IN THE 4420 CLARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 7 AND 8 IN BLOCK 23 IN RAVENSWOOD, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17 AND PART OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

ALL THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF 24.07 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE OF 37.59 FEET (CHICAGO CITY DATUM) AND BEING BOUNDED AND DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 7; THENCE SOUTH 89 DEGREES 58 MINUTES 56 SECONDS WEST, 0.51 FEET ALONG THE NORTH LINE OF LOT 7; THENCE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS EAST, 1.06 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 43.54 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 28 SECONDS WEST, 1.16 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 11.02 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 3.50 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 8.41 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 WEST, 12.42 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 7.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 11.92 FEET; SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 14.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 19.52 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 7.20 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 27.53 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 5.93 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 16.58 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 32.32 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 28 SECONDS EAST, 6.50 FEET; THENCE 89 DEGREES 59 MINUTES 32 SECONDS EAST, 11.26 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, 1.92 FEET; SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 6.07 FEET; THENCE NORTH 08 DEGREES 00 MINUTES 52 SECONDS WEST, 88.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625845052, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE 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 AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT 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

COMMONLY KNOWN AS: GU-04, 4418-24, North Clark Street, Chicago, Illinois 60640

PINS: 14-17-120-021-0000; 14-17-120-022-000 (affect portions of the property and other property)