

# UNOFFICIAL COPY



Doc#: 0727605120 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/03/2007 12:25 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **ESTES PLACE II, LLC**, 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 describe real estate is located,

### 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 Manger of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **ELIDIA RUIZ, a(n) MARRIED person** ("Grantee"), whose address is 2830 Marsh St., Los Angeles, CA 90039, the following described real estate, to-wit:

**See Exhibit A attached hereto and made a part hereof.**

The tenant has waived or failed to exercise the right of first refusal.

# P.N.T.N.

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 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.

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 improvements 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 Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Professional National Title Network is willing to insure without cost to Grantee.


*YEB*

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Property

**STATE OF ILLINOIS**

STATE TAX




OCT.-2.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000034158	REAL ESTATE TRANSFER TAX
	0019900
	FP 103021

**CITY OF CHICAGO**

CITY TAX




OCT.-2.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000015103	REAL ESTATE TRANSFER TAX
	0149250
	FP 103026

**COOK COUNTY**

COUNTY TAX



OCT.-2.07

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000034158	REAL ESTATE TRANSFER TAX
	0009950
	FP 103025

Cook County Clerk's Office



# UNOFFICIAL COPY

PARCEL 1: UNIT NUMBER 1715-2N IN THE ESTES PLACE  
CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING  
DESCRIBED REAL ESTATE:

THE WEST 10 FEET OF LOT 2, ALL OF LOT 3 AND THE EAST 20 FEET OF  
LOT 4 IN BLOCK 17 IN ROGERS PARK, SECTION 31, TOWNSHIP 41  
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH  
SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF  
CONDOMINIUM RECORDED MAY 23, 2007 AS DOCUMENT NO.  
0714315064 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST  
IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE  
SPACES S15 RESPECTIVELY, LIMITED COMMON ELEMENT, AS  
DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION  
AFORESAID RECORDED DOCUMENT NUMBER 0071431506.

PERMANENT REAL ESTATE INDEX NUMBER: 11-31-207-018-0000  
11-31-207-019-0000

COMMONLY KNOWN AS: 1709-15 W. ESTES, UNIT  
1715-2N  
CHICAGO, IL 60626