

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

Illinois Statutory

Mail to:
Brian A. Lipscomb
2332 S. Michigan Ave.
Unit #206
Chicago, IL 60616

Doc#: 0728505170 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/12/2007 03:39 PM Pg: 1 of 3

Send tax bills to:
Brian A. Lipscomb
2332 S. Michigan Ave.
Unit #206
Chicago, IL 60616

TICOR TITLE 632003

Deed made on October 2, 2007, by GRACELAND DEVELOPMENT LTD., a corporation organized and existing under the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, having its principal place of business at Chicago, Illinois, Grantor, to Brian A. Lipscomb and Alexandra N. Vavouliotis, of Chicago, Illinois, Grantee(s), not as tenants in common or as joint tenants, but as tenants by the entirety.

Grantor, in consideration of ten dollars (\$10.00) paid by grantee and for other good and valuable consideration, and pursuant to the authority given by the Board of Directors of the above-entitled corporation, conveys and warrants to grantee that real property located in the County of Cook, State of Illinois, and more particularly described as follows: *See Attached Legal Description*,

together with the hereditaments and appurtenances pertaining to such property, and the reversion and reversions, remainder and remainders, rents, issues, and profits of such property, and all the estate, right, title, interest, claim, or demand of grantor in and to such property to have and to hold the above-described real property, to grantee, its heirs and assigns, forever.

Grantor, for itself and its successors, further covenants, promises and agrees with grantee, its heirs and assigns, that it has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this deed; and covenants further that it will warrant and defend the property against all persons lawfully claiming by, through, or under it, subject only to: (i) general real estate taxes not due and payable at the time of Closing; (ii) terms and provisions of the Illinois Condominium Property Act, as amended; (iii) all easements, air rights and covenants, conditions and restrictions of record including but not limited to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for the Graceland East Condominium Association (the "Declaration") which shall, at the time of Closing, have been recorded with the Recorder of Deeds of Cook County and which Purchaser shall, by accepting the conveyance of the Purchased Unit, be deemed to have accepted and ratified as of the Closing Date; (iv) terms and provisions of the Declaration, including all amendments and exhibits thereto; (v) applicable zoning and building laws and ordinances; (vi) acts done or suffered by Purchaser or anyone claiming through Purchaser; (vii) leases, license and encroachments affecting the Common Elements or the Limited Common Elements.

Permanent Real Estate Index Number: 17-27-109-014-0000 & 17-27-109-015-0000

Address: 2332-42 S. Michigan Ave., Unit # 206 & Parking Space # P-7, Chicago, IL 60616

BOX 15

UNOFFICIAL COPY

Grantor has caused this instrument to be signed by its duly authorized President and attested by its Secretary on the date above written.


GRACE LAND DEVELOPMENT LTD.

By: Dimitrios Kourkouvis

Its: President

Attest: [Signature]

Secretary

CITY OF CHICAGO		# 0000005847	REAL ESTATE TRANSFER TAX
CITY TAX	OCT. 12. 07		0332125
 REAL ESTATE TRANSACTION TAX <small>DEPARTMENT OF REVENUE</small>			FP 102803

STATE OF ILLINOIS)

) ss

COUNTY OF COOK)


I, Holiday C. Tarr a Notary Public in and for the above County and State, certify that DIMITRIOS KOURKOUVIS and DIMITRIOS GIANETTOS, personally known to me to be the President and Secretary of the corporation which is the Grantor, and personally known to me to be the same persons whose names are subscribed to the preceding instrument appeared before me this day in person and acknowledged that they had signed and delivered the instrument as their free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes set forth therein.


Dated: 10/9/07

[Signature]
Notary Public

This instrument was prepared by: Holiday C. Tarr, 203 N. LaSalle St., Suite 2100, Chicago, IL



STATE OF ILLINOIS		# 0000040819	REAL ESTATE TRANSFER TAX
STATE TAX	OCT. 12. 07		0042950
 REAL ESTATE TRANSFER TAX <small>DEPARTMENT OF REVENUE</small>			FP 102809

COOK COUNTY		# 0000040668	REAL ESTATE TRANSFER TAX
COUNTY TAX	OCT. 12. 07		0021475
 REVENUE STAMP			FP 326707

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000632003 CH

STREET ADDRESS: 2332 S. MICHIGAN AV

UNIT 206

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 17-27-109-014-0000

LEGAL DESCRIPTION:

UNIT NUMBER 206 AND P-7 IN THE LOFTS ON THE ROW CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 2, 3, 4 AND 5 IN THE SUBDIVISION OF LOTS 3 AND 4 IN CLEAVER'S SUBDIVISION OF BLOCK 31 IN TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1848 (ANTE-FIRE), AND RERECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151615, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0719122043 AND FIRST AMENDMENT RECORDED AS DOCUMENT NUMBER 0720422038; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.