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Doc#: 0729005186 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/17/2007 09:36 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

MS 184 5/11/07

THIS INDENTURE, made on this the 3rd day of October, 2007, between **ROBIN CONSTRUCTION CORPORATION**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **JAMES L. DION and STEFANIA DION**, husband and wife, not as tenants in common, but as **JOINT TENANTS** with rights of survivorship, of 300 West Grand Avenue, Units 407/408, Chicago, Illinois 60610, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of **TEN AND NO/100ths DOLLARS (\$10.00)** and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said limited liability company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its heirs and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as described below, with the appurtenances, unto the party of the second part, its heirs and assigns in joint tenancy forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its 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 incumbered 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 DEFEND**, subject to: (i) the general exceptions contained in the title policy to be delivered by the party of the first part to the party of the second part; (ii) the Act; (iii) the Condominium Documents including all amendments and exhibits thereto; (iv) applicable zoning and property laws and ordinances; (v) encroachments (if any); (vi) acts done or suffered by or judgments against the part of the second part or anyone claiming by, through or under the part of the second part; (vii) utility easements, if any, whether recorded or unrecorded; (viii) leases and license affecting the common elements; (ix) covenants, conditions, restrictions, permits, easements and agreements of record so long as the same do not materially interfere with the use of the Unit as a parking space; (x) liens and other matters of title over which the title company is willing to insure without cost to the party of the second part; and (xi) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the party of the first part may so remove at that time by using the funds to be paid upon the delivery of this Deed.

4/LC

Permanent Real Estate Index Number: 17-09-236-026-1250 (P-152)
Address of Real Estate: 330 West Grand Avenue, Parking Space, P-152, Chicago, Illinois 60610

Near North National Title
222 N. LaSalle
Chicago, IL 60601

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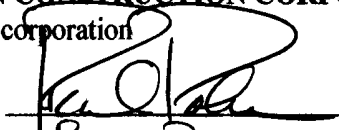
IN WITNESS WHEREOF, said party of the first part has executed this document, the day and year first above written.

ROBIN CONSTRUCTION CORPORATION, an Illinois corporation

By:

Name:

Its:


RICHARD ROBIN
PRESIDENT

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX
00010.00
FP326657

0000010644

REAL ESTATE TRANSFER TAX
00020.00
FP326703


0000012785


REAL ESTATE TRANSFER TAX
00150.00
FP326675

0000011967

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 16.07

REVENUE STAMP
COUNTY TAX

STATE OF ILLINOIS
OCT. 16.07

STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

CITY OF CHICAGO
OCT. 16.07

CITY TAX
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Rubin personally known to me to be the President of Robin Construction Corporation, an Illinois corporation, and 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 as such President he/she signed and delivered the said instrument on behalf of such corporation as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purpose therein set forth.

GIVEN under my hand and official seal this the 3rd day of October, 2007.

Tabitha L. Mitchell-Koczot
Notary Public



This instrument was prepared by:

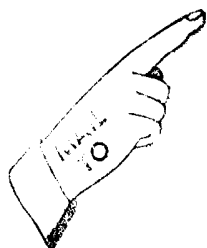
Sharon Z. Letchinger, Esq.
Schwartz Cooper Chartered
180 North LaSalle Street, Suite 2700
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Mr. and Mrs. James E. Dion
300 West Grand Avenue, Units 407/408
Chicago, Illinois 60610

AFTER RECORDING MAIL TO:

Mr. and Mrs. James E. Dion
300 West Grand Avenue, Units 407/408
Chicago, Illinois 60610



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EXHIBIT A

LEGAL DESCRIPTION

of premises commonly known as:

Parcel 1:

Parking Space P-152, in the Grand Orleans Condominium, as delineated on a survey of the following described real estate:

Lots 14, 15, 16, 17 and 18 in Block 8 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit E to the Declaration of Condominium recorded a document number 0529327126, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Easements appurtenant for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded October 20, 2005 as document number 0529327125, for structural support, for ingress and egress, for access to and maintenance of facilities, and for encroachments, common walls, floors and ceilings over the land described therein. (Said land commonly referred to as the Commercial Property).