

# UNOFFICIAL COPY



Doc#: 0730526007 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/01/2007 10:23 AM Pg: 1 of 4

**This Document Prepared by:**

Scott I. Yu  
Attorney at Law  
70 W. Madison, Suite 3700  
Chicago, IL 6002

**SPECIAL**  
**WARRANTY**  
**DEED**  
Individual

MA Park ca 143  
1813 ST C  
S A 3-753/21

THIS INDENTURE, made this 30 day of October 2007, between **1627 NORTH FAIRFIELD, LLC**, an Illinois Limited Liability Company, ("Grantor") and **PATRICK M. O'CONNOR AND PATRICIA KIZIOR, an unmarried man and woman**, ("Grantee"), whose address is 3813 N. Wilton, Unit 1A, Chicago, Illinois for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by Grantees to the Grantor, the receipt whereof is hereby acknowledged, and by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantees, his/her heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

**\* AS JOINT TENANTS**

**SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantees, his/her heirs and assigns forever.

Grantor also hereby grants to Grantees, its successors and assigns, all rights and easements appurtenants 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, condition, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, his/her 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 Grantor, Grantor WILL WARRANT AND DEFEND,

**Subject to:** (i) Real estate taxes not dues and payable to the delivery of this deed; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable as of the date hereof; (iii) the Condominium Property Act of the State of Illinois and Section 13-72 of the Municipal Code of the City of Chicago, Illinois, including all amendments thereto; utility easements including any easements established by or implied from the Declaration, or amendments

BOX 334 CTI

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thereto: (vi) covenants, conditions, agreements, building lines and restrictions; (viii) road and highways, if any (ix) existing leases and licenses affection the Common Elements; (x) acts done or suffered by the Grantees or anyone claiming by, through or under Grantees; and (xi) Grantee's mortgage, if any.

Permanent Real Estate Index Number: 13-36-426-013-0000 (Underlying PIN)

Address of Real Estate: 1627 North Fairfield, Unit 3, Parking 3, Chicago, Illinois 60647

**IN WITNESS WHEREOF**, the Grantor has caused this Special Warranty Deed to be executed as of this day and year first written above.

**1627 NORTH FAIRFIELD, LLC**  
An Illinois Limited Liability Company

By:   
Name: Milton A. Roman  
Its: Manager

**CITY OF CHICAGO**  
CITY TAX  
OCT. 31.07  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000016191

REAL ESTATE TRANSFER TAX
0213750
FP 103033

**COOK COUNTY**  
COUNTY TAX  
REAL ESTATE TRANSACTION TAX  
OCT. 31.07  
REVENUE STAMP

# 0000045003

REAL ESTATE TRANSFER TAX
0014250
FP 103034

**STATE OF ILLINOIS**  
STATE TAX  
OCT. 31.07  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000044904


REAL ESTATE TRANSFER TAX
00285.00
FP 103032

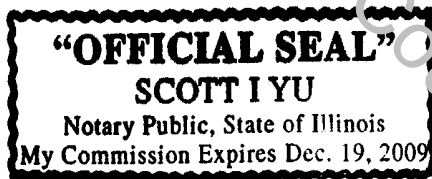
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STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Milton A. Roman**, 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30 day of October, 2007.

  
\_\_\_\_\_  
Notary Public



***This instrument was prepared by:***

Scott I. Yu, Three First National Plaza, Suite 3700, Chicago, Illinois 60602

**MAIL TO:**

T. MORRISON  
7667 W 95th St #211  
HICKORY, IL 60157

**SEND SUBSEQUENT TAX BILLS TO:**

PATRICK O'CONNOR  
1627 N FAIRFIELD #3  
CHICAGO, IL 60647

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## CHICAGO TITLE INSURANCE COMPANY

**ORDER NUMBER:** 1401 SA3753121 NA  
**STREET ADDRESS:** 1627 NORTH FAIRFIELD AVE UNIT 3  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 13-36-426-013-0000

**LEGAL DESCRIPTION:**

**PARCEL 1:**

UNIT 3 IN THE 1627 NORTH FAIRFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 35 IN HOSMER AND RODGERS SUBDIVISION OF BLOCK 7 IN BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0704615121, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE (EXCLUSIVE) RIGHT TO THE USE OF P- A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0704615121.