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Special Warranty Deed

NO71502A
AN



Doc#: 0731739008 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/13/2007 08:18 AM Pg: 1 of 3

This indenture made this 26 day of October, 2007, between R.J. Construction, Co., an Illinois corporation, party of the first part, and Jason Fuchs, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the corporate resolution, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part

** AND LAWRENCE FUCHS, AS JOINT TENANTS*

- a) individually
- b) as joint tenants, not tenants in common
- c) husband and wife, as tenants by the entirety, not joint tenants not tenants in common
- d) as tenants in common, as joint tenants

and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED AND INCORPORATED HERETO AND MADE A PART HEREOF.

PIN: 16-01-411-031-0000 (affects underlying land)

Common Address: 2428 W. Cortez, Unit 3, Chicago, Illinois 60622

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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 above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premise as above described, with the appurtenances, unto the party of the second part, his, her, their heirs and assigns forever.

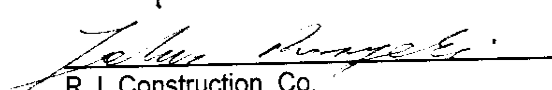
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his, her, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner 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 it, it WILL WARRANT AND DEFEND, subject to: (a) Real estate taxes for the current year not due and payable; (b) Existing easements and encroachments; (c) Covenants, restrictions, agreements, conditions and building lines of record; (d) Governmental taxes or assessments for improvements not yet completed; (e) The Declaration of Condominium Ownership for 2428 Cortez Condominium recorded as document number 0729715000 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for 2428 Cortez Condominium; (f) The Illinois Condominium Property Act; and (g) Acts done or suffered by Grantee.

Grantor also hereby grants to the grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

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This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.


IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.


R.J. Construction, Co.
By: John Rozycki, President

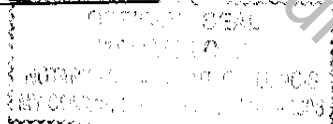
October 26, 2007

State of Illinois)
County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Rozycki 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 and delivered the said instrument in the capacity as the President of R.J. Construction, Co. as his free and voluntary act for uses and purpose therein set forth.


Notary Public

October 26, 2007



After recording mail to:

Jason Fuchs
2428 W. Cortez
Unit 3
Chicago, IL 60653
CHRISTINE L. GARNER
3245 MONTLAKE PR.
ROCKFORD, IL 61114

Mail subsequent tax bills to:

Jason Fuchs
2428 W. Cortez
Unit 3
Chicago, IL 60653 22

Document Prepared by:

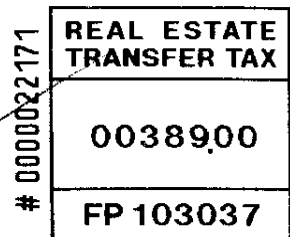
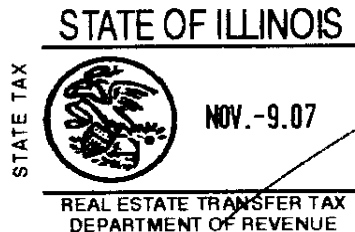
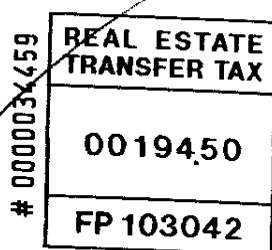
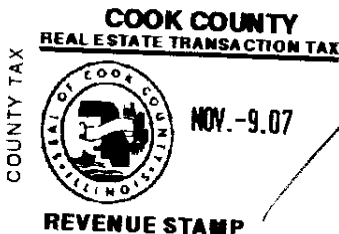
Loza Law Offices P.C.
2500 E. Devon Avenue
Suite 200
Des Plaines, IL 60018
Tel. 847-297-9977

City of Chicago
Dept. of Revenue
535562
11/09/2007 09:07



Real Estate
Transfer Stamp
\$2,917.50

Batch 07241 3



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UNIT 3 AND THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT P-1 IN THE 2428 W. CORTEZ CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 37 IN BLOCK 1 IN COUNSELMAN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SUBDIVISION HAS BEEN ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0729115000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

16-01-411-031-0000:

Property of Cook County Clerk's Office