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Doc#: 0731916062 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/15/2007 01:30 PM Pg: 1 of 5

This Instrument Prepared by:
James T. Derico, Jr.
Derico & Associates, P.C.
77 W. Washington Street
Suite 500
Chicago, Illinois 60602

After Recording Return to:
R. Anthony DeFrenza
707 Skokie Boulevard
Suite 410
~~Chicago~~, Illinois 60602
NORTHBROOK

Send Subsequent Tax Bills to:
Olga Shegelsky
Unit 102, 714 E. Pershing
Chicago, Illinois 60615

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

THE GRANTOR, **GRANITE PARTNERS FOR OAKWOOD BOULEVARD, LLC**, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **OLGA SHEGELSKY** ("Grantee"), whose address is 714 E. Pershing, Chicago, Illinois 60615, all of Grantor's interest in the improvements commonly known as The Arches Rowhomes B-2, Unit 102 (the "Purchased Unit"), 714 E. Pershing, Chicago, Illinois, which improvements are located on the following described real estate, situated in the County of Cook, State of Illinois:

married to
VASILI
SHEGELSKY

SEE EXHIBIT A ATTACHED HERETO

SUBJECT TO: SEE EXHIBIT B ATTACHED HERETO

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Purchased Unit, the rights and easements for the benefit of the Purchased Unit set forth in the Declaration of Rowhomes, 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.

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



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IN WITNESS WHEREOF, the Grantor aforesaid has executed this Deed on the _____ day of October, 2007.

GRANITE PARTNERS FOR OAKWOOD BOULEVARD, LLC, an Illinois limited liability company

By: *[Signature]*, Authorized Person

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV. - 9.07
REVENUE STAMP
COUNTY TAX

REAL ESTATE TRANSFER TAX
00250.00
FP326657
0000840752

STATE OF ILLINOIS
STATE TAX
NOV. - 9.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00500.00
FP326703
0000812893

CITY OF CHICAGO
CITY TAX
NOV. - 9.07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

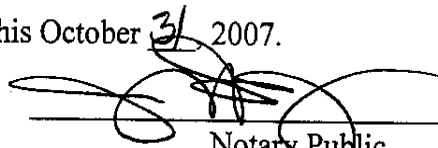
REAL ESTATE TRANSFER TAX
03750.00
FP326675
0000012074

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, James T. Derico, Jr. a Notary Public in and for the County and State aforesaid, do hereby certify that Joseph A. Williams, an Authorized Person of Granite Partners For Oakwood Boulevard, LLC an Illinois limited liability company, 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/she signed and delivered the foregoing instrument as his/her own free and voluntary act and the free and voluntary act of such company, for the uses and purposes therein set forth.

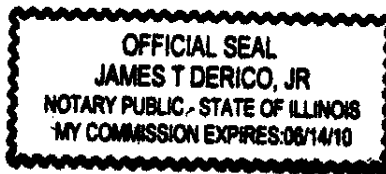
GIVEN under my hand and notarial seal this October 31 2007.



Notary Public

My Commission Expires:

6/14/10



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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

THE EAST 24.00 FEET OF THE WEST 56.91 FEET OF LOTS 60, 61, 62 AND 63, TAKEN AS A TRACT, IN MADDEN-WELLS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 34 AND FRACTIONAL SECTION 35, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCCH 24, 2004, AS DOCUMENT NUMBER 0408445058, IN COOK COUNTY, ILLINOIS.

Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 as created by Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements for the Arches Rowhomes B-2, recorded October 11, 2007 as document number 0728409040, for access, ingress and egress, parking, maintenance, encroachments and party walls, as more particularly described therein and subject to the terms set forth therein.

Commonly known as Unit 102, 714 E. Pershing, Chicago, Illinois 60615

Part of Permanent Index Number:
17-34-424-007, 17-34-424-008

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EXHIBIT B

PERMITTED EXCEPTIONS

- (1) general and special real estate taxes and assessments not due and payable at the time of closing;
- (2) the Illinois Condominium Property Act;
- (3) the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Arches Rowhomes B-2 Association, including the Plat and all other amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances and other ordinances of record, which do not materially affect the use of the Purchase Unit as a residence;
- (5) encroachments, if any, which do not materially affect the use of the Purchased Unit as a residence;
- (6) easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Purchased Unit as a residence;
- (7) any construction easement agreement including all amendments and exhibits thereto;
- (8) acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (9) any Project Redevelopment Agreement now existing or to be entered into by and between the City of Chicago and Seller with respect to the provision by the City of Chicago of tax increment allocation financing for The Arches at Oakwood Shores redevelopment project in which the Purchased Unit is or will be located;
- (10) the Plat of Subdivision for the Madden-Wells Subdivision, being a subdivision in the southeast ¼ of Section 34 and fractional Section 35, Township 39 North, Range 14, in Cook County, Illinois, together with all easements, covenants, conditions and restrictions shown on said Plat; and
- (11) liens and other matters of title over which Near North National Title LLC is willing to insure at Grantor's expense.