

# UNOFFICIAL COPY

**This Instrument was prepared by:**

Peter L. Marx, Attorney at Law  
7104 W. Addison Street  
Chicago, Illinois 60634



Doc#: 0732333090 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/19/2007 02:36 PM Pg: 1 of 3

**After recording, return to:**

Ryan M. Shenoha  
1232 N. Milwaukee Ave., Unit 2  
Chicago, Illinois 60622

## SPECIAL WARRANTY DEED

THE GRANTOR, 1232-40 NORTH MILWAUKEE LLC, an Illinois limited liability company, 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, with its principal office at 220 N. Smith Street, Suite 300, Palatine, Illinois 60067, for an in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS AND WARRANTS unto **Ryan M. Shenoha**, a single man, of 10110 Ivey Chase Lane, #913, Charlotte, NC 28277, as ("Grantee") all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Legal Description: See Exhibit A, attached hereto and made a part hereof

Common Address: 1232 North Milwaukee Avenue, Unit 2  
Chicago, Illinois 60622

PINs: Part of 17-06-235-043; Part of 17-06-235-044; and Part of 17-06-235-045

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for 1232-40 North Milwaukee Condominium made the 15th day November, 2006, and recorded November 28, 2006, in the Office of the Recorder of Deeds, Cook County, Illinois, as Document 0633215083, as amended and supplemented from time to time (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

SUBJECT TO: (a) current non-delinquent real estate taxes and taxes for subsequent years; (b) special taxes or assessments for improvements not yet completed and other assessments for installments thereof (including Association assessments) not due and payable as of the date of this Deed; (c) the Illinois Condominium Property Act, including all amendments thereto; (d) the Condominium documents, including all amendments and exhibits attached thereto; (e) public, private and utility easements recorded at any time prior to Closing, including easements established by or implied from the Declaration or amendments thereto; (f) easements, covenants, restrictions, ordinances, agreements, conditions and building lines of record, including that certain Declaration of Covenants, Conditions, Restrictions and Easements made the 15th day of November, 2006, and recorded November 28, 2006, in the in the Office of the Recorder of Deeds, Cook County, Illinois, as Document 0633215081, as amended and supplemented from time to time; (g) applicable building and zoning laws, statutes, ordinances and restrictions; (h) roads and highways, if any; (i) leases and licenses affecting Common Elements; (j) 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 delivery of this Deed and which Grantor shall so remove

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at that time by using the funds to be paid upon delivery of this Deed; (k) matters over which Grantor's title insurer is willing to insure; (l) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (m) Grantee's mortgage; and (n) encroachments, if any. Additionally, Grantor's warranty of title herein shall run only to matters occurring from and after the date Grantor acquired title to the Real Estate.

IN WITNESS WHEREOF, Grantor has set its hand this 16th day of November, 2007.

**1232-40 NORTH MILWAUKEE LLC,**  
an Illinois limited liability company

By: **JOSEPH FREED HOMES LLC,**  
an Illinois limited liability company, its Manager

By: *Lori F. Chacos*  
Lori F. Chacos, One of its Managers

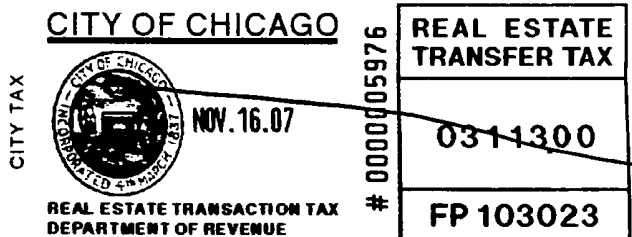
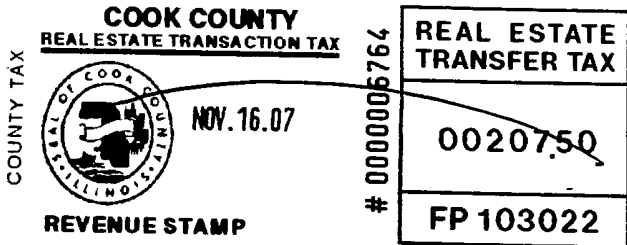
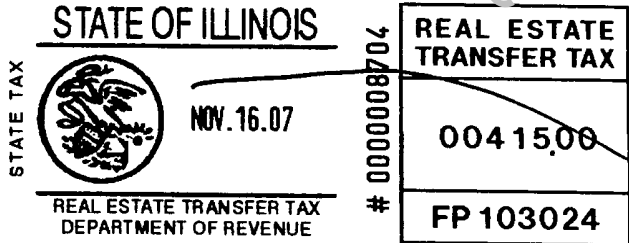
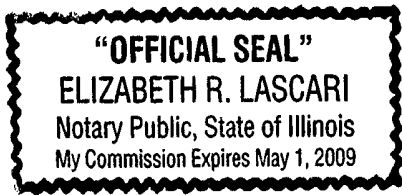
Property of Cook County Clerk's Office

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 Lori F. Chacos, personally known to me to be one of the Managers of Joseph Freed Homes LLC, an Illinois limited liability company, 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 she signed and delivered said instrument as her free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of November, 2007

*Elizabeth R. Lascari*  
Notary Public



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## EXHIBIT A

### **LEGAL DESCRIPTION:**

#### **PARCEL 1:**

UNIT 1232-2 IN THE 1232-40 NORTH MILWAUKEE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PART OF LOTS 18, 19, 20, AND 21 IN J.P. FISH'S SUBDIVISION OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF UNSUBDIVIDED LAND IN THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0633215083, AMENDMENT AND RESTATEMENT RECORDED AS DOCUMENT NUMBER 0710815090, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### **PARCEL 2:**

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

#### **PROPERTY ADDRESS:**

1232 N. MILWAUKEE AVE., UNIT 2, CHICAGO, ILLINOIS 60622

**PIN(S):** PART OF 17-06-235-043-0000  
PART OF 17-06-235-044-0000  
PART OF 17-06-235-045-0000