

UNOFFICIAL COPY

SPECIAL
WARRANTY DEED
Statutory - Illinois



Doc#: 0734839201 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/14/2007 02:23 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE GRANTOR, 4436 N Damen LLC, an Illinois limited liability company, 1967 West Cullom, Unit G, Chicago, Illinois 60613, 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, for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority given by Members and Managers, CONVEYS to Courtney Karsted, an UNMARRIED WOMAN (enter marital status), the following described real estate situated in Cook County, Illinois; to wit:

See Attached Legal Description

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNITS DESCRIBED THEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNITS 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.

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.

The Tenant of the Unit had no right of First Refusal.

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for subsequent years including taxes which may accrue by reason of new or additional improvements; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record; (d) the Condominium Property Act; (e) the Plat; (f) the terms, provisions and conditions of the condominium documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws, building and building line restrictions, and ordinances; (h) public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; (i) streets and highways; (j) plats of dedication and plats of subdivision and covenants thereon thereto; and (k) installments of regular assessments due after this date established pursuant to the Declaration of Condominium.

to have and to hold said premises, forever as _____.

P.I.N.: 14-18-134-019-0000 (underlying land)
Address of real estate: 4440 N Damen Ave, Unit 2W Chicago, Illinois 60625

IN WITNESS WHEREOF, 4436 N Damen LLC, an Illinois limited liability company, has caused its name to be

Box 334

385

of 3

LAND

8424140

PREPARED BY

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STREET ADDRESS: 4440 N. DAMEN AVENUE

UNIT 2W

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-18-134-019-0000

LEGAL DESCRIPTION:

UNIT 4440-2W IN THE ROBEY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL:

THE SOUTH 10 FEET OF LOT 3 AND ALL OF LOTS 4 AND 5 IN BLOCK 12 IN THE SUBDIVISION OF BLOCKS 6, 7 AND 12 IN COUNTY CLERKS DIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0730215070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office