



Doc#: 0735242123 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/18/2007 02:26 PM Pg: 1 of 4

After Recording Return To:

Kevin Brennan, Esq.
155 North Michigan Avenue
Suite 700
Chicago, Illinois 60601

Prepared by:

Joseph S. Farrell, Esq.
3728 N. Southport
Chicago, Illinois 60613

Property Common Address:

2007 W. Belmont
Unit 3N and P-4
Chicago, Illinois 60618

P.I.N. (undivided): 14-30-106-018

FIRST AMERICAN
File # 174 5879

SPECIAL WARRANTY DEED

The Grantor, Beldam, LLC, an Illinois limited liability company, whose address is 3728 North Southport, Chicago, Illinois 60613, for and in consideration of TEN DOLLARS in hand paid, conveys and transfers to Grantee, Tamara Petrovich, whose address is 6517 N. Caldwell, Chicago, Illinois 60646, any and all of its right, title and interest in the real estate situated in the County of Cook, State of Illinois which is legally described as follows:

See Exhibit A attached hereto

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, but subject to the exceptions and provisions set forth on *Exhibit A*.

Dated: November 29, 2007

Beldam, LLC

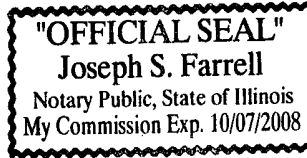
By: [Signature]
Its: Manager

YHC

FIRST AMERICAN TITLE FILE # 1745879


UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



The undersigned, a Notary Public, for said County and State, hereby certifies that William J. Platt, personally known to me to be the Manager of Grantor and 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 as his free and voluntary act on behalf of Grantor, for the uses and purposes therein set forth, including the release and waiver of all homestead rights.

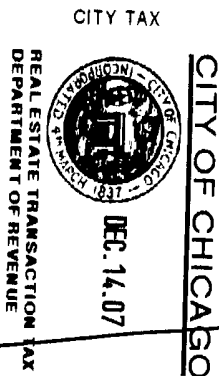
Given under my hand and seal on Nov 29, 2007.



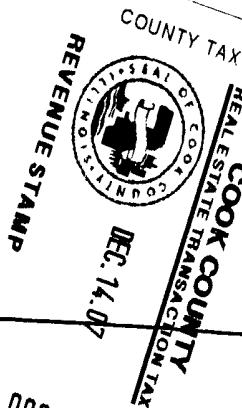
Notary Public

Send Future Tax Bills To:

Tamara Petrovich
2007 W. Belmont
Unit 3N
Chicago, Illinois 60618



0000015896
REAL ESTATE TRANSFER TAX
03 11250
FP 102812



0000049761
REAL ESTATE TRANSFER TAX
0020750
FP 103028



0000049562
REAL ESTATE TRANSFER TAX
0041500
FP 103027

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EXHIBIT A

UNIT NO. 3N AND PARKING SPACE UNIT P-4 IN THE BELDAM CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1, 2 AND 3 IN OWNER'S SUBDIVISION OF PART OF THE EAST ½ OF LOT 17 OF SNOW ESTATE SUBDIVISION IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 27, 2006 AS DOCUMENT 0620834045, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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GRANTOR ALSO GRANTS TO GRANTEE, ITS SUCCESSOR AND ASSIGNS, AS 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 PROPERTY 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 SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WAS NO TENANT OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFORE THERE WAS NO RIGHT OF FIRST REFUSAL.

SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Illinois Condominium Property Act;
- (3) the provisions, conditions, covenants, restrictions, options, assessments, and easements created by the Declaration of Condominium recorded July 27, 2006 as document no. 0620834045 and any amendments thereto.
- (4) the covenants, conditions and restrictions contained in the Declaration of Restrictions recorded July 27, 2006 as document no. 0620834044 and any amendments thereto, relating to, among other things: easements, the association, structural support, building services, compliance with laws, taxes, insurance, maintenance and repair, liens, etc., arbitration, condemnation, antennae and zoning.
- (5) applicable zoning and building laws and ordinances;
- (6) covenants, conditions, easements, encroachments and restrictions of record;
- (7) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and
- (8) utility easements, if any, whether recorded or unrecorded.