

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED



Doc#: 0736240068 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2007 10:55 AM Pg: 1 of 3

The grantor,  
**V. H. Remodeling, Inc.**,  
an Illinois Corporation,  
for and in consideration  
of the sum of Ten and  
No/100 (10.00) Dollars,  
and other Good and  
valuable consideration,  
in hand paid, CONVEYS  
and WARRANTS to:

**Lorenzo R. Luna** and  
**Aida Luna**, husband and wife, residing at 6409 N. Newgard Ave., Chicago, Illinois,  
60626, not as tenants in common or as joint tenants but as **tenants by the entirety**, the  
following described real estate situated in the County of Cook, State of Illinois, to wit:

### AS PER THE ATTACHED LEGAL DESCRIPTION

and hereby releasing and waiving all rights under the Homestead Exemption Law of Illinois, subject only to: (1) real estate taxes not yet due and payable; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments, if any; (3) applicable zoning and building laws or ordinances; (4) the Declaration including any and all amendments and exhibits thereto; (5) provisions of the Illinois Condominium Property Act (the "Act") (6) easements, covenants, conditions, agreements, building lines and restriction of record which do not materially adversely affect the use of the Premises as a condominium residence; (7) leases and licenses affecting the Common Elements (as defined in the Declaration) (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; (9) liens, encroachments or other matters as to which the Title Insurer commits to insure Buyer against loss or damage; and (10) 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 Closing and which Seller shall so remove at the time by using the funds to be paid upon delivery of the deed.

Real Estate Index Number: 11-32-323-015-0000  
Property Address: 6436-38 N Greenview Ave, Unit 6436-B, Chicago, Illinois 60626  
Dated this 20th day of December 2007.

**V.H. Remodeling, Inc**

By *Viorel Horvat*  
Viorel Horvat, its President

The foregoing instrument has been prepared by Jon Tomos, 3553 W. Peterson Ave.#201,  
Chicago, Illinois

**BOX 333-CT**



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**Legal description:**

Parcel 1

Unit **6436-B** in the Greenview- Schreiber Condominiums, as depicted on the plat of survey of the following described parcel of real estate:

LOTS 24 AND 25 IN S. F. HOLLESEN'S FIRST ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF LOTS 9, 10 AND 11 IN L.C. PAINE FREER'S (RECEIVER) SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 66 FEET OF THE SOUTH 359.61 FEET OF THAT PART OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF CLARK STREET, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 27, 2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER **0723903094**, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N: 11-32-323-015-0000

6436-38 N. Greenview Ave / 1508-10 W. Schreiber Ave Unit **6436-B**, Chicago, Illinois

GRANTOR HEREBY ALSO GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

THE 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.

THE TENANT, IF ANY, OF UNIT 6436-B HAS FAILED TO EXERCISE HIS/HER RIGHT OF FIRST REFUSAL.