

UNOFFICIAL COPY

Document Prepared By:

James A. Field
Field and Goldberg, LLC
10 South LaSalle Street
Suite 2910
Chicago, IL 60603

Mail Recorded Deed To:

Arthur W. Wenzel
1111 Plaza Drive
Suite 405
Schaumburg, IL 60173

Mail Tax Bills To:

Richard Rozycki
1529 Rutland Lane
Schaumburg, IL 60173



Doc#: 0800340045 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/03/2008 10:37 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH that **Paul Spangler and Antoinette M. Spangler, husband and wife**, ("Grantor") REMISE, RELEASE, ALIEN AND CONVEY unto **Richard Rozycki and Alma Cuevas**, ("Grantee") their successors and assigns, whose address is 1529 Rutland Lane, Schaumburg, Illinois, 60173 for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents, not as Tenants in Common, but as Joint Tenants, FOREVER, all the following described real estate situated in the County of Cook, State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Property: 1250 North LaSalle Street, Unit P-124, Chicago, IL 60610

Permanent Index Number: 17-04-221-063-1220

TO HAVE AND TO HOLD the Property to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Property is free of any encumbrance made or suffered by Grantor except as listed on Exhibit "A" attached hereto, and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other, except as aforesaid.

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as Tenants in Common but as **JOINT TENANTS** forever.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 11th day of December, 2007.


Paul Spangler

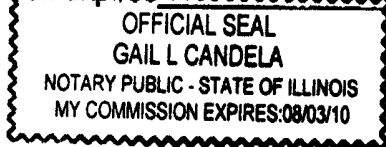

Antoinette M. Spangler

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

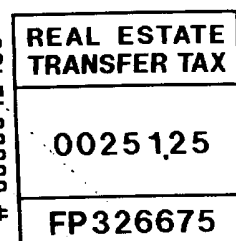
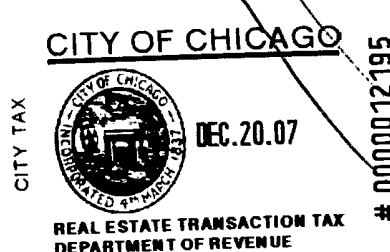
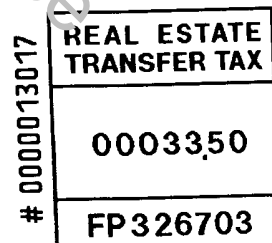
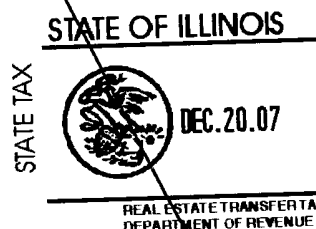
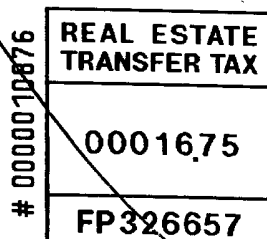
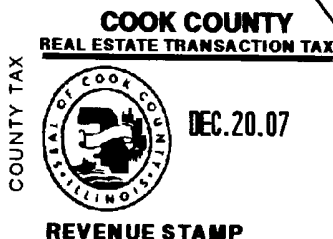
I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do HEREBY CERTIFY, that Paul Spangler and Antoinette M. Spangler, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11th day of December, 2007

Commission expires _____




NOTARY PUBLIC



UNOFFICIAL COPY

Exhibit A

Parcel 1:

Parking Unit P-124A in 1250 North LaSalle Condominium as delineated on and defined on the plat of survey of the following described parcel of real estate:

Parts of lots 1 to 5 inclusive, in Dickinson, Muller and McKinlay's subdivision of sub-lot 21 in the resubdivision of lot 43 (except the North 120 feet thereof) and of sub-lots 1 to 21 both inclusive in Reeve's subdivision of lots 44, 47, 48, 57 and 58 inclusive in Bronson's Addition to Chicago; and the East 101 feet of lots 59 and 60 in said Bronson's Addition, in the Northeast 1/4 of section 4, Township 39 North, Range 14 East of the Third Principal Meridian, (except, however, that part of said premises lying between the West line of LaSalle Street and a line 14 feet west of and parallel with the West line of North LaSalle Street) in Cook County, Illinois.

Also

Parts of lots 15 to 20 inclusive, in the resubdivision of lot 43 (except the North 120 feet thereof) and of sub-lots 1 to 21, both inclusive, in Reeve's subdivision of lots 44, 47, 48, 57 and 58 in Bronson's Addition to Chicago, in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, (except, however, from said premises that part thereof lying between the west line of North LaSalle Street and a line 14 feet West of and parallel with the West line of North LaSalle Street, conveyed to the City of Chicago by Quit Claim Deed dated November 19, 1931 and recorded December 22, 1931 as document number 11022266) in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded September 25, 2000 as document number 00745214, as amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2:

Easement for the benefit of Parcel 1 for Air Rights as disclosed by Declaration of Easements and Restrictions dated September 5, 2000 and recorded September 15, 2000 as document number 00718025 made by 1250 LLC, an Illinois Limited Liability Company as amended by First Amendment to Declaration of Easements and Restrictions recorded November 29, 2000 as document 00935984.

Parcel 3:

Easement for the benefit of Parcel 1 for support, common walls, ceilings and floors, equipment and utilities, ingress and egress as disclosed by Agreement and Declaration of Easements, Reservations, Covenants and Restrictions dated September 23, 2003 and recorded September 26, 2003 as document number 0326931151 made by 1250 LLC, an Illinois limited liability company and 1250 North LaSalle Condominium Association, an Illinois not-for-profit corporation.

Subject To: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) general taxes for the year 2007 and subsequent years (j) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.