

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **857-859 N. HERMITAGE, LLC**, an Illinois, limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business

in the State where the following described real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **SANJAY BAKUL PANDYA and HEATHER DAWN GAGE**, ("Grantee"), as husband and wife, not as Tenants in Common not as Joint Tenants but as Tenants by the Entirety, whose address is 2023 W. Iowa, Chicago, IL 60622, the following described real estate, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

The tenant has waived or failed to exercise the right of first refusal.

Grantor also hereby 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 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.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyers' quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyers, or anyone claiming by, through, or under Buyers; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyers against loss or damage.

P.N.T.N.



Doc#: 0803740200 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/06/2008 03:14 PM Pg: 1 of 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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EXHIBIT "A"

Legal Description

PARCEL 1: UNIT 3 IN THE 859 NORTH HERMITAGE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH ½ OF LOT 3 IN BLOCK 19 IN JOHNSTON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL BUILDING AND IMPROVEMENTS THEREON IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 18, 2007 AS DOCUMENT NUMBER 0735203020, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-3 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0735203020.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF ROOF DECK R-1 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0735203020.

Property Index Number: 17-06-430-040-0000

Property Address: 859 N. Hermitage, Unit 3
Chicago, Illinois 60622



