

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED  
BY:

Eastgate Village One, L.L.C.  
1300 South Indiana, Ste. 300  
Chicago, IL 60607



Doc#: 0804657019 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/15/2008 09:09 AM Pg: 1 of 5

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2-9  
GRT

ABOVE SPACE FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

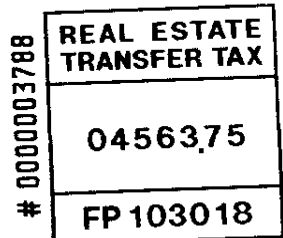
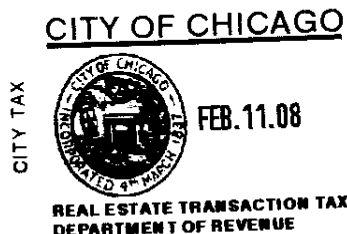
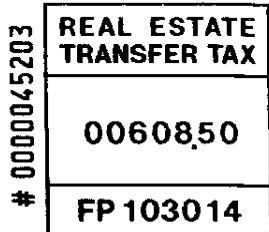
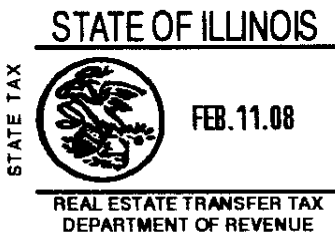
This Special Warranty Deed, made this 6 day of February, 2008, between Eastgate Village One, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor") and Amanda Djikas ("Grantee") of 1511-A S. Indiana, Chicago, IL, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee,

and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

*See Exhibit A attached hereto.*

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration (as defined below), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.



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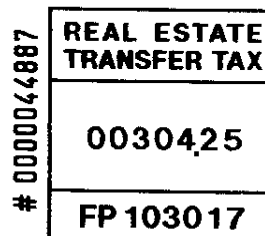
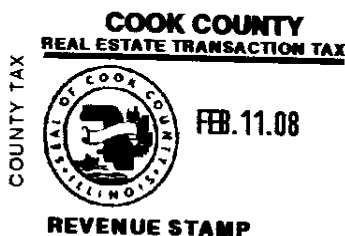
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) General real estate taxes not yet due and payable;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium;
- (d) The Declaration of The Townhomes at Eastgate Village Ownership for Eastgate Village Townhomes, including all Exhibits thereto, as amended from time to time (the "Declaration");
- (e) The Illinois Condominium Property Act;
- (f) Applicable zoning and building laws and ordinances;
- (g) Roads and highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's mortgage, if any;
- (j) Plats of dedication and covenants thereof; and
- (k) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 17-27-129-003-0000 and 17-27-129-004-0000  
(Affects underlying land)

Address(es) of real estate: 2520 S. Calumet Avenue, #43-H, Chicago, Illinois 60616



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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

Eastgate Village One, L.L.C., an Illinois limited liability company

By: *T. Mazola*  
Theodore C. Mazola  
Its: Managing Member

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Theodore C. Mazola as Manager of Eastgate Village One, L.L.C, an Illinois limited liability company (the "Company") appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 6 day of February, 2008.

*Char'o Safford*  
Notary Public



MAIL TO:

JOHN V. DESTEFANO  
14535 JOHN HUMPHREY DR.  
ORLAND PARK IL Suite 101  
60462

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

Amanda Djikas  
1511-A S. Indiana  
Chicago, Chicago IL

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PARCEL 1: THAT PART OF LOT 1 IN ANTONIO'S SUBDIVISION, BEING A RESUBDIVISION IN THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ANTONIO'S SUBDIVISION RECORDED APRIL 9, 2007 AS DOCUMENT NO. 0709906052, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 71.28 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST, 4.58 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 42 SECONDS EAST, 164.26 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL EXTENDED EAST FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 42 SECONDS EAST, 15.32 FEET TO THE EASTERLY EXTENSION OF THE FACE OF A BRICK BUILDING; THENCE SOUTH 89 DEGREES 59 MINUTES 18 SECONDS WEST ALONG THE FACE OF SAID BUILDING AND EASTERLY EXTENSION THEREOF, 9.70 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE SOUTH 00 DEGREES 00 MINUTES 42 SECONDS EAST, 0.32 FEET TO THE CENTER OF A PARTY WALL; THENCE SOUTH 89 DEGREES 59 MINUTES 18 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL, 9.73 FEET TO THE CENTER OF A PARTY WALL; THENCE SOUTH 00 DEGREES 00 MINUTES 42 SECONDS EAST ALONG THE CENTER OF SAID PARTY WALL, 4.17 FEET TO THE CENTER OF A PARTY WALL; THENCE NORTH 89 DEGREES 55 MINUTES 18 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL, 30.38 FEET TO THE WEST FACE OF SAID BUILDING; THENCE NORTH 00 DEGREES 01 MINUTE 22 SECONDS WEST ALONG THE WEST FACE OF SAID BUILDING, 19.97 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL; THENCE SOUTH 89 DEGREES 46 MINUTES 31 SECONDS EAST ALONG THE CENTER OF SAID PARTY WALL AND EASTERLY EXTENSION THEREOF, 49.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE GRANT OF ACCESS EASEMENT RECORDED AS DOCUMENT NO. 0713115096 AND IN GRANT OF ACCESS EASEMENTS: PHASE I RECORDED AS DOCUMENT NO. 0719715111 AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS FOR THE EASTGATE VILLAGE HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NO. 0713115097 AND AS AMENDED FROM TIME TO TIME, AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTITONS FOR THE TOWNHOMES AT EASTGATE VILLAGE TOWNHOUSE ASSOCIATION, RECORDED AS DOCUMENT NUMBER NO. 0719715113 AND AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF ACCESS EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT 0610118091 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C.

PARCEL 4: NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSES UNDER, THROUGH AND ACROSS THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF UTILITY EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT NO. 0610118089 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C.

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EXHIBIT A

See attached.

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