

UNOFFICIAL COPY

SPECIAL
WARRANTY
DEED



Doc#: 0805033111 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/19/2008 10:23 AM Pg: 1 of 4

Property of Cook County Clerk's Office

The above space reserved for Recorder's use only.

THIS INDENTURE, made August 30, 2007 between **2301 South Wabash Development Corp., an Illinois corporation**, located at 4252 N. Cicero, Chicago, IL 60618, duly authorized to transact business in the State of Illinois, party of the first part, and Agnieszka A. Lesiak, an individual, 2337 S. Wabash Ave., Chicago, IL, 60616, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on 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 the party of the first part, 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 the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions listed on Exhibit A attached hereto.

BOX 334 CT


8-3-8-7-469
JP
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108

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STATE OF ILLINOIS
 STATE TAX

 FEB. 19.08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000047150

REAL ESTATE TRANSFER TAX
00590.00
FP 103032

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 FEB. 19.08
 REVENUE STAMP

0000047255

REAL ESTATE TRANSFER TAX
00295.00
FP 103034

CITY OF CHICAGO
 CITY TAX

 FEB. 19.08
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000000601

REAL ESTATE TRANSFER TAX
04425.00
FP 103033

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EXHIBIT A

PARCEL 1:

THAT PART OF LOTS 2, 3, 4 AND 8, ALL TAKEN AS A TRACT, IN ASSESSOR'S DIVISION OF BLOCK 22 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00°00'00" WEST, ALONG THE WEST LINE THEREOF, 105.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SAID TRACT, 20.69 FEET; THENCE NORTH 89°59'24" EAST, 47.41 FEET; THENCE NORTH 00°00'36" WEST, 20.69 FEET; THENCE SOUTH 89°59'24" WEST, 47.41 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAL AND VEHICULAR ACCESS, INGRESS, EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITION, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 26, 2006 AS DOCUMENT NUMBER 0629918025.

Subject to: (a) general real estate taxes not yet due and payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/their 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, aforesaid, and the party of the first part 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.

Common Address: 2309 S. Wabash Ave.
Chicago, Illinois 60616

Permanent Index Numbers: 17-27-109-001-0000
17-27-109-005-0000
17-27-109-019-0000