

11+007C+108 0

UNOFFICIAL COPY

B. George Oleksiuk and Associates, P.C.

Palatine, IL 60074

MAIL TAX BILL TO:

Nefi & A y Goodrich 2636 W. Chicago Ave., Unit 2 Chicago, IL 60622

Doc#: 0805140193 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 02/20/2008 04:07 PM Pg: 1 of 2

MAIL RECURDED Rachell M. Horbenko, Esq. Neil + Amy Goodnich 7527 N. Seeley Ave., Suite 1 26 36 W. Chicago #2 Chicago, IL 60645 CHCAGO IUDGEZZ

SPECIAL WARRANTY DEED

THE GRANTOR, 2023 N. Mozart, Irc., of the City of Chicago, State of IL, a corporation organized and existing under the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Neil Goodrich and Amy Goodrich, husband and wife, of 2342 West Wilson #1, Chicago, IL 60625, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

UNIT 2 IN THE 2636 WEST CHICAGO AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY PARCEL 1: OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 34 IN BLOCK 2 OF JAMES H. HILL'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORT'I, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM OWNERSHIP 2008 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, RECORDED FEBRUARY 4 ILLINOIS, AS DOCUMENT NUMBER 08035 15076, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON FLEMENTS IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, AND ALL LIMITED COMMON PARCEL 2: ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY, AND THE KICHTS AND EASEMENTS FOR THE BENEFIT OF UNITS 1, 2, 3, AND 4, AS ARE SET FORTH IN THE DECLARATION. THE GRANTORS RESERVE TO THEMSELVES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PARCEL 3: THE RIGHT TO USE THE "ROOF TOP LCE FOR UNIT 2," AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 2, AS ARE SET FORTH IN THE DECLARATION; THE GRANTORS RESERVE TO THEMSELVES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN. aLC

There were no tenants as this is new construction.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described herein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were reciting and stipulated at length herein.

Permanent Index Number(s): 16-01-427-032-0000

Property Address: 2636 W. Chicago Ave., Unit 2, Chicago, IL 60622

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: 2007

UNOFFICIAL COPY

general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 5h Day of February 20 08

2023 N. Mozart, Inc.

CITY OF CHICAGO

CITY TAX

FEB.11.08

100.11.00

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX

FP326650

0056500

SERHIY DYAKIV, President of 2021 N. Mozart, Inc.

2023 N. Mozart, Inc. Attest:

OLEKSIY DANKOVYCH, Secretary of 2021 N.

Mozart, Inc.

STATE OF ILLINOIS

) SS.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Serhiy Dyakiv, President of 2021 N. Mozart, Inc., and Oleksiy Dankovych, Secretary of 2021 N. Mozart, Inc., personally known to me to be the same person(s) whose name(s) is/are subscribed to he foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this

Day of T

20 08

My commission expires:

Exempt under the provisions of paragraph

OFFICIAL SEAL
BOHDAN OLEKSIUK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/06/12

STATE OF ILLINOIS

FB

FEB.11.08

PEAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX 0034200

FP326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX

X T ALL STATE OF THE STATE OF T

FEB. 11.08

тш. 11.00

FP326665

REAL ESTATE

TRANSFER TAX

0017100

CITY OF CHICAGO

FEB.11.08

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX

3897

0100000

FP326650

CITY OF CHICAGO



FEB.11.08

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

01000.00

FP326650