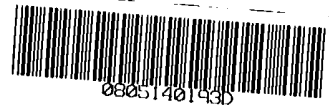


# UNOFFICIAL COPY

**PREPARED BY:**

B. George Oleksiuk and Associates, P.C.  
422 E. Palatine Road  
Palatine, IL 60074



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 TAX BILL TO:**

Neil & Amy Goodrich  
2636 W. Chicago Ave., Unit 2  
Chicago, IL 60622

**MAIL RECORDED DEED TO:**

Rachell M. Horbenko, Esq. Neil & Amy Goodrich  
Attorney at Law  
7527 N. Seeley Ave., Suite 1-2636 W. Chicago #2  
Chicago, IL 60645 CHICAGO, IL 60622

080147400211

## SPECIAL WARRANTY DEED

THE GRANTOR, 2023 N. Mozart, Inc., 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:

PARCEL 1: UNIT 2 IN THE 2636 WEST CHICAGO AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY 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 ¼ OF SECTION 1, TOWNSHIP 39 NORTH, 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 RECORDED FEBRUARY 4 2008 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0803515076, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, AND ALL LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS 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

