

SPECIAL WARRANTY DEED



THE GRANTORS, Eddie Ishoo and Erica J. Vago, of the Village of Park Ridge, County of Cook, State of Illinois, for and in consideration of (\$10.00) Ten and no\100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT TO:

Doc#: 0806440036 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/04/2008 09:56 AM Pg: 1 of 3

Percy P Pimentel

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 2N and P-9, IN THE TOUHY ESTATES CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 13 IN BLOCK 9 IN CONGDON'S RIDGE ADDITION TO ROGRE PARK A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTHWEST PRACTICAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 26, 2006 AS DOCUMENT 0629915000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE S-3, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

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 PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO

ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION AND THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN. 10/2

FIRST AMERICAN

File # 1698251


3
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To have and to hold not as tenants in common, not as joint tenants but as Tenants By The Entirety and releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois as necessary AS THIS IS INVESTMENT PROPERTY AN HAS NOT BEEN RESIDED IN OR UPON.

SUBJECT TO: (i) non-delinquent general real estate taxes and special taxes or assessments; (ii) the provisions of the Act and Code, including all amendments thereto; (iii) the provisions of the Condominium Documents including all amendments and exhibits thereto; (iv) applicable zoning and building laws and ordinances and other ordinances of record; (v) encroachments, if any; (vi) acts done or suffered by the Purchaser or anyone claiming by through or under Purchaser; (vii) leases and licenses affecting the Common Elements; (viii) covenants, conditions agreements, building lines and restrictions of record; (ix) easements recorded at anytime prior to Closing, including any easements established by or implied from the Declaration or amendments thereto; and (x) liens, encroachments and other matters over which the Title Insurance Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in (v), (vii), (viii) or (ix) above shall not prohibit the Purchaser's use of the Unit as a single family condominium residence; (xi) general real estate taxes for the year 2007 and subsequent years.


If applicable, the Tenant of the Unit Either Waived or Failed to Exercise the Option to Purchase the Subject Unit, or the Tenant Did Not Have an Option to Purchase the Unit Unless the tenant Is the Purchaser. The Grantors warrants to the grantee that they have not created or permitted to be created any lien, charge or encumbrance against said real estate which is not shown among the title exceptions listed above or in an applicable commitment for title insurance; and grantor covenants that it will defend said premises to the extent of the warranties made herein against lawful claims of a persons.

UNOFFICIAL COPY

CITY OF CHICAGO
 CITY TAX

 FEB. 29. 08
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000016726

REAL ESTATE TRANSFER TAX
02850.00
FP 102812

STATE OF ILLINOIS
 STATE TAX

 FEB. 29. 08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000051728

REAL ESTATE TRANSFER TAX
00380.00
FP 103027

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 FEB. 29. 08
 REVENUE STAMP

0000051327

REAL ESTATE TRANSFER TAX
00190.00
FP 103028

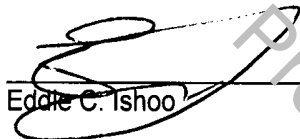
Property Cook County Clerk's Office

UNOFFICIAL COPY

Permanent Real Estate Index Number(s): (11-30-32-020-0000 Underlying Original Parcel-to be divided with separate pin to be issued by the recorders office) divided to 11-30-320-041-1006 and 11-30-320-041-1020.

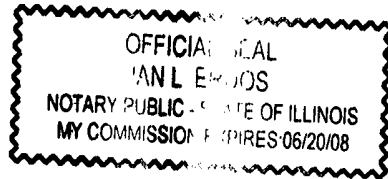
Address(es) of Real Estate: 2224-26 W. Touhy Unit 2N and P-9

IN WITNESS WHEREOF, said Grantor has caused their names to be signed to these presents this 15 Day of November, 2007.

 (SEAL)
Eddie C. Ishoo

 (SEAL)
Erica J. Vago

State of Illinois)
) SS
County of Cook)



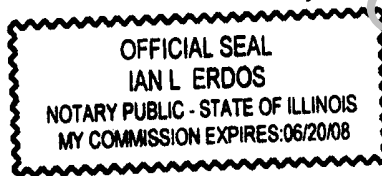
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State Aforesaid, DO HEREBY CERTIFY that the above signed personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of November 2007.

Commission expires 6-20 2008


Notary Public

This instrument was prepared by:
Ian L. Erdos
Erdos & Associates
4730 N. Leamington
Chicago, Illinois 60630



After recording please:

MAIL TO:

Steven Sandvsky
20 N Clark St
Suite 1725
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Percy Pavi Pimentel
2224 W Touhy
2N
Chicago, IL 60645