

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0809233072 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/01/2008 09:57 AM Pg: 1 of 2

3/14 LAYNES #CA 8509266-D1

THIS INDENTURE, made this 27th day of March, 2008, between **CONCORD FLATS LLC**, 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, party of the first part, and

MICHAEL J. PETRO AND ELEANOR FARLEY KERN, as joint tenants, of 87 Sea Mash Road, Amelia, Florida, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Member of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their 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:

PARCEL 1:

UNIT 2142-1 AND P-2 IN THE 2142 CONCORD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 25 AND 26 IN JOHNSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF PARTS LOTS 3, 5, AND 6 IN ASSESSORS' DIVISION OF UNSUBDIVIDED LAND IN THE SOUTH HALF OF THE SOUTHWEST HALF OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND EAST OF LEAVITT STREET, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 24, 2007, AS DOCUMENT NUMBER 0711415122; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-8 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED APRIL 24, 2007 AS DOCUMENT NUMBER 0711415122.

THE TENANT OF THIS UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Grantor also hereby Grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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 the same as though the provisions of said Declaration were recited and stipulated at length herein. 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, 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 it **WILL WARRANT AND DEFEND**, the said premises against all persons lawfully claiming, or to claim same, by through or under it, subject to: (1) general real estate taxes not due and payable at the time of Closing; (2) special taxes and assessments for improvements not yet completed; (3) applicable zoning and building laws and building line restrictions, and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) streets and highways, if any; (6) party wall rights and agreements, if any; (7) encroachments (provided such do not materially adversely affect the intended use of the Unit); (8) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration, as amended from time to time; (9) the Condominium Property Act of Illinois (the "Act"); (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; (11) installments due after closing for assessments levied pursuant to the Declaration.

Box 400-CTCC

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Permanent Real Estate Index Numbers: 14-31-330-023-0000
Address of real estate: 2142 W. Concord, Unit 1, Chicago, Illinois 60647

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written.

Concord Flats LLC,
an Illinois limited liability company

By: 
Name: Jon Goldman
Its: Member

STATE OF ILLINOIS)
COUNTY OF COOK)

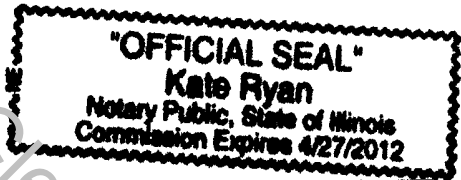
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jon Goldman, the member of **Concord Flats LLC**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of March, 2008

Kate Ryan
Notary Public

After Recording Mail To:
Gayle Weinberg Kalmin, Esq.
The Law Offices of Gayle Weinberg
660 LaSalle Place, Suite 1A
Highland Park, Illinois 60035

Send Subsequent Tax Bills To:
Michael Petro
Eleanor Farley Kern
2142 W. Concord, Unit 1
Chicago, Illinois 60647



This instrument was prepared by:
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