SPECIAL
WARRANTY DEED
Statutory - Illinois

UNOFFICIAL COPY

0809335 | 150

Doc#: 0809335115 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 04/02/2008 11:17 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE GRANTOR, 4436 N Damen LLC, an Illinois limited liability company, 1967 West Cullom, Unit G, Chicago, Illinois 60613, 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, for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hard paid, and pursuant to the authority given by Members and Managers, CONVEYS to Charles Ingrassia and Susar Ingrassia, as joint tenants with right of subucting enter marital status), the following described real estate situated in Cook County, Illinois; to wit:

See Attached Legal Description

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEI. ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNITS DESCRIBED THEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNITS 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 THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, PESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

The Tenant of the Unit had no right of First Refusal.

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for subsequent years including taxes which may accrue by reason of new or additional improvements; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record; (d) the Condominium Property Act; (e) the Plat; (f) the terms, provisions and conditions of the condominium documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws, building and building line restrictions, and ordinances; (h) public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; (i) streets and highways; (j) plats of dedication and plats of subdivision and covenants thereon thereto; and (k) installments of regular assessments due after this date established pursuant to the Declaration of Condominium.

to have and to hold said premises, forever as downt tenants with right of Survivorship:

P.I.N.:

14-18-134-019-0000

Address of real estate:

4434 N Damen Ave, Unit 1E Chicago, Illinois 60625

IN WITNESS WHEREOF, 4436 N Damen LLC, an Illinois limited liability company, has caused its name to be

BOX 334.

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0014500

FP 102802

REVENUE STAMP

signed to these presents by its dury authorized agent and officer this 2008. 4436 N Damen, LLC STATE OF ILLINOIS)SS COUNTY OF COOK I, the undersigned Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT the Undersigned, a Manager of 4436 N Damen LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered said instrument on behalf of 4436 N Damen LLC, as his own free and voluntary act, for the uses and purposes therein set forth. day of Given under my hand and notarial seal this. CITY OF CHICAGO REAL ESTATE TRANSFER TAX Notary Public State of Illinois My Commission Expires 11/20/2010 0217500 This instrument was prepared by: FP 102805 Mohammed A. Nofal, Langhenry, Gillen & Lundquist, LLC, 29 S. LaSalle St., Suite 720, Chicago, Illinois 60603. STATE OF ILLINOIS REAL ESTATE TRANSFER TAX Send subsequent tax bills to: HAR.28.08 (11) 29000 ESTATE TRANSFER TAX FP 102808 DEPARTMENT OF REVENUE Mail to: REAL ESTATE 0107842 TRANSFER TAX HAR.28.08

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LEGAL DESCRIPTION

UNIT 4434-1E IN THE ROBEY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL:

THE SOUTH 10 FEET OF LOT 3 AND ALL OF LOTS 4 AND 5 IN BLOCK 12 IN THE SUBDIVISION OF BLOCKS 6, 7 AND 12 IN COUNTY CLERKS DIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0730215070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.