

# UNOFFICIAL COPY

## Special Warranty Deed

THE GRANTOR,  
Westernview, LLC, an Illinois  
limited liability company, with  
its principal place of business at  
3931 West Dickens, City of  
Chicago, State of Illinois,  
County of Cook, for and in  
consideration of Ten and 00/100  
(\$10.00) Dollars and other good  
and valuable consideration in  
hand paid,

Horizon View Title, Inc.

File No. 08-0091 P.

1 of 3



Doc#: 0811556011 Fee: \$42.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/24/2008 02:19 PM Pg: 1 of 4

(above for recorder's use only)

**CONVEYS and WARRANTS** against any person claiming by, through or under Grantor to  
**FOOT & ANKLE HEALTH CARE CENTER, LTD.**

\_\_\_\_\_ all of its  
right, title and interest in the following described Real Estate situated in the County of Cook in the  
State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 19-01-215-099 (Affects Underlying Land)

Commonly Known As: 4000 S. Western, Unit C-1, Chicago, Illinois 60609

Subject to: (i) current non-delinquent real estate taxes and taxes for subsequent years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable as of the date hereof; (iii) the Condominium Property act of the State of Illinois and Section 13-72 of the Municipal Code of the City of Chicago, Illinois, including all amendments thereto; (iv) the Declaration, including all amendments and exhibits attached thereto; (v) public, private and utility easements including any easements established by or implied from the Declaration, or amendments thereto; (vi) covenants, conditions, agreements, building lines and restrictions of record; (vii) applicable building and zoning laws, statutes, ordinances and restrictions; (viii) road and highways, if any; (ix) leases and licenses affecting Common Elements and/or the common property governed and operated by the 4000 S. Western Condominium Association; (x) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee; and (xi) Grantor's mortgage.

The Grantor assigns to the Grantee the exclusive right to use, as a Limited Common Element appurtenant to Unit 2 described above, as designated on the plat of survey described above, subject to all terms and provisions of the Declaration.

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The 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 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.

The tenant, if any, of Unit 2 has failed to exercise the statutory right of first refusal, and has thus waived said right.

DATED this 3rd day of March, 2008.


Westernview, LLC

Igor Krisonelko

By: Manager & Authorized Agent to Execute this Special Warranty Deed

STATE OF ILLINOIS

STATE TAX



APR. 24. 08


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000001655

REAL ESTATE TRANSFER TAX
0024500
FP 103051

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



APR. 24. 08

REVENUE STAMP

# 000001669

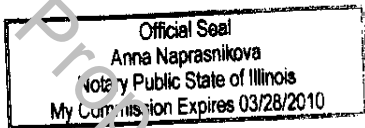
REAL ESTATE TRANSFER TAX
0012250
FP 103048

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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Igor Krivoruchko is personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared to me this day in person, and acknowledged they signed this 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 3rd day of March, 2008.



[Signature]  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Kaplan Law Offices, P.C.  
4043 Dempster Street  
Skokie, Illinois 60076  
(847) 676 - 8600

MAIL TO:

A. MOODY  
2912 N. LINCOLN  
CHICAGO, IL 60657

SEND TAX BILLS TO:

IGOR KRIVORUCHKO  
69 E. CEDAR  
CHICAGO, IL 60611

City of Chicago

Dept. of Revenue

546768

03/19/2008 11:17 Batch 04151 40



Real Estate

Transfer Stamp

\$1,837.50

Clerk's Office

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Horizon View Title, Inc. an Agent of Ticor Title

Commitment Number: 08-00091P

## SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

UNIT 1 IN 4000 S WESTERN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE.

LOT 2 IN BLOCK 1 IN THE SUBDIVISION OF THE NORTH 14 ACRES OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 01, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 3, 2007 AS DOCUMENT NUMBER 0718417050; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 13-01-215-099-0000 (NOTE: AFFECTS THE LAND AND UNDERLYING PROPERTY)

COMMONLY KNOWN AS: 4000 S. WESTERN AVE., UNIT 1, CHICAGO, ILLINOIS 60609