

# UNOFFICIAL COPY



Joc#: 0812844015 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/07/2008 10:28 AM Pg: 1 of 3

ONCE RECORDED, MAIL TO:

Patrick M. Arns  
23077 N Prairie Rd.  
Prarie View, IL 60069

PLEASE MAIL SUBSEQUENT  
TAX BILLS TO:

Patrick M. Arns  
23077 N Prairie Rd.  
Prarie View, IL 60069

## SPECIAL WARRANTY DEED

The GRANTOR, NEW YORK RESIDENTIAL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of 1212 North LaSalle Street, Suite 100, City of Chicago, State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does hereby Convey and Warrant to the GRANTEE, PATRICK MICHAEL ARNS, who resides at 23077 N Prairie Rd., City of Prarie View, State of IL, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

### PARCEL ONE:

UNIT P-016 IN THE NEW YORK PRIVATE RESIDENCES, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 7 IN HUNDLEY'S SUBDIVISION OF LOTS OF PINE GROVE SUBDIVISION OF THE NORTHWEST FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 11, 2000, AS DOCUMENT NUMBER 00973568, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL TWO:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF INGRESS AND EGRESS EASEMENT RECORDED AS DOCUMENT NUMBER 00973566, RECIPROCAL EASEMENT AND DEVELOPMENT RIGHTS AGREEMENT RECORDED AS DOCUMENT NUMBER 00973565, AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00973567.

P.I.N.: 14-21-110-048-2111 (AFFECTS UNIT P-016)

COMMON ADDRESS: 3660 NORTH LAKE SHORE DRIVE, UNIT P-016  
CHICAGO, ILLINOIS 60613

"Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit 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.


Either, (A) the Tenant, if any, of the above Unit has waived or has failed to exercise the right of first refusal; (B) the Tenant of the unit had no right of first refusal; or (C) the Purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.

Handwritten signatures and numbers: 334, 385

# UNOFFICIAL COPY

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**

COUNTY TAX



MAY. -6.08


REVENUE STAMP

# 0000108399

REAL ESTATE TRANSFER TAX
0001150
FP 102802

**STATE OF ILLINOIS**

STATE TAX



MAY. -6.08


REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 000001207

REAL ESTATE TRANSFER TAX
0002300
FP 102808

**CITY OF CHICAGO**

CITY TAX



MAY. -6.08

REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000002274

REAL ESTATE TRANSFER TAX
0024150
FP 102805

Property of Cook County Clerk's Office

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, unto the Grantee, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

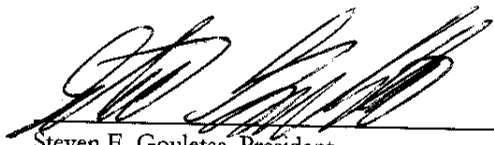
Subject to: General real estate taxes not yet due and payable at the time of closing; building line, use or occupancy restrictions, conditions or covenants of record; zoning laws or ordinances which conform to the present usage of the Premises; public and utility easements which serve the Premises; public roads and highways, if any; all rights, easements, restrictions, conditions, and reservations of record or contained in the declarations and a reservation by the New York Private Residences Condominium Association (the "Association") to itself, its successors and assigns, for the benefit of all unit owners at the condominium, of rights and easements set forth in the declaration; provisions of the Condominium Property Act of Illinois (the "Act"); acts done or suffered by Buyer, or any claiming, by, through, or under Buyer; and liens and other matters as to which the title insurer commits to insure Buyer against loss or damage, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Premises forever.

DATED this 30<sup>th</sup> day of April, 2008.

NEW YORK RESIDENTIAL, LLC, an Illinois limited liability company

By: New York Consultants, Inc., an Illinois corporation, its manager

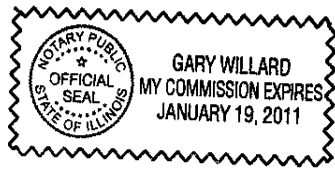
By:


  
Steven E. Gouletas, President (Seal)

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 Steven E. Gouletas, President of New York Consultants, Inc., an Illinois corporation, being the sole manager of New York Residential LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal DATED this 30<sup>th</sup> day of April, 2008.



  
Notary Public

THIS INSTRUMENT WAS PREPARED BY:

INVSCO GROUP, LTD., 1030 NORTH CLARK STREET, #300, CHICAGO, ILLINOIS 60610