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THIS DOCUMENT WAS PREPARED BY:

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Chicago, IL 60603

Doc#: 0813042156 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/09/2008 02:36 PM Pg: 1 of 3

AFTER RECORDING MUST BE RETURNED TO:

Arnold Rivera, Esq.
3140 N. Laramie
Chicago, IL 6041

This space is for RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS INDENTURE made this 28th day of April, 2008 between **Aspen Garfield Park Housing, LLC**, an Illinois limited liability company, 825 N. Cass Avenue, Westmont, Illinois 60559, 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, as Grantor, and **CARLOS R. RUIZ and CARLOS MORALES**, as joint tenants with rights of survivorship of 2646 N. Lawndale, Chicago, IL 60647, as Grantee.

WITNESSETH, the Grantor, 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 REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

**SEE EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF.**

PARCEL IDENTIFICATION NUMBER(S): 16-12-320-024-0000
(AFFECTS SUBJECT PROPERTY AND OTHER LAND)

COMMON ADDRESS: 3024 W. Washington, Unit C, Chicago, Illinois 60612

Capitalized terms not defined herein shall have the meanings ascribed to them in the Purchase Agreement (as defined below) between Grantor and Grantee.

Together with all and singular the hereditament 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 hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for 3024 W. Washington Condominium recorded on April 22, 2008 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0811316035, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein. This deed is subject to all rights, easements, covenants, 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 Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND

1083 UN 9985024
ATTN: LND. WJW

Proper Cook County Clerks Office

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EXHIBIT A

- LEGAL DESCRIPTION -

Parcel 1:

UNIT 3024-C, IN CONSERVATORY PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE

THE EAST 25.00 FEET OF LOT 7 IN GRAYDON AND LAWSON'S SUBDIVISION OF BLOCK 20 IN LEE AND OTHERS' SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON APRIL 22, 2003 AS DOCUMENT NUMBER 0811316035 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.


Parcel 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-1 (P-1, P-2, P-3), A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0811316035.

COMMONLY KNOWN AS: 3024 W. WASHINGTON (UNIT C), CHICAGO, IL 60612

PARCEL IDENTIFICATION NUMBER: 16-12-320-024-0000
(AFFECTS SUBJECT PROPERTY AND OTHER LAND)

COOK COUNTY
REAL ESTATE TRANSACTION TAX




COUNTY TAX
MAY -7.08

REVENUE STAMP

0000108421

REAL ESTATE TRANSFER TAX
0011000
FP 102802

STATE OF ILLINOIS




STATE TAX
MAY -7.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001229

REAL ESTATE TRANSFER TAX
0022000
FP 102808

CITY OF CHICAGO



CITY TAX
MAY -7.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002296

REAL ESTATE TRANSFER TAX
0231000
FP 102805

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- (i) current non delinquent real estate taxes and taxes for subsequent years;
- (ii) public, private and utility easements recorded at any time prior to Closing including any easements established by or implied from the Declaration, or amendments thereto;
- (iii) Declaration of Covenants, Conditions, Restrictions and Easements for 3024 W. Washington Condominium Association recorded April 22, 2008, as document number 0811316035, and the terms and provisions contained therein;
- (iv) Acts done or suffered by the Grantee or anyone claiming by, through or under Grantee.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

SELLER:

ASPEN GARFIELD PARK HOUSING LLC, an Illinois limited liability company

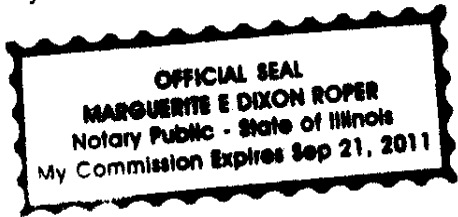
By: MMPR DEVELOPMENT GROUP, LLC., an Illinois limited liability company, its manager

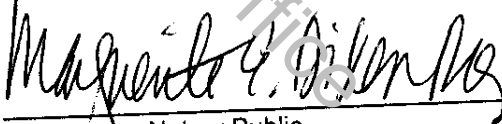
By: 
 Michael Meksto, Member

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Michael Meksto, Member of MMPR DEVELOPMENT GROUP, LLC, an Illinois limited liability company, the manager of Aspen Garfield Park Housing, LLC, an Illinois limited liability company the Grantor, personally known to be the same person whose name is subscribed to the foregoing instrument 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 Grantor, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 28th of April, 2008




 Notary Public

SEND SUBSEQUENT TAX BILLS TO:

CARLOS RUIZ

3024 W. WASHINGTON BLD UNIT C

CHICAGO, IL 60612