

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
Corporation to Individuals
(ILLINOIS)
PAGE 1:



Doc#: 0813701022 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/16/2008 09:25 AM Pg: 1 of 3

THE GRANTOR,
4841 N. Washtenaw, LLC,
an Illinois limited liability company,

FIRST AMERICAN TITLE

ORDER # 1795040

1 of 2

for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and SPECIALLY WARRANTS TO GRANTEE, Eric Velasquez of 4945 N. Talman Ave., Chicago, IL the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

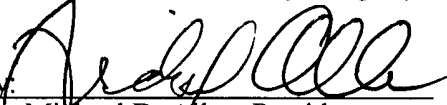
See legal description and subject to provisions attached hereto as Exhibit "A" and made a part hereof

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.

Permanent Index Number: 13-12-417-009-0000 (undivided)
Address (es) of Real Estate 2648 W. Gunnison St., Unit 2648-2, Chicago, IL 60625

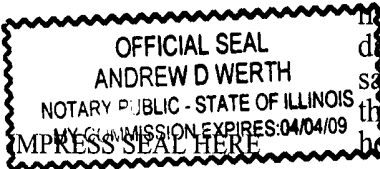
4841 N. Washtenaw, LLC,
An Illinois limited liability company

By: 
Michael D. Allen, President
Lakeside Development Company,
Managing Member

DATED April 30, 2008

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Michael D. Allen, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.




Given under my hand and seal, this Date April 30, 2008


NOTARY PUBLIC

This instrument prepared by: Andrew D. Werth & Associates
2822 Central Street, Evanston, IL 60201
847-866-0124


UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS
 MAY. 14. 08
 STATE TAX

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000052755

REAL ESTATE TRANSFER TAX
0028650
FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 MAY. 14. 08
 COUNTY TAX

 REVENUE STAMP

0000052955

REAL ESTATE TRANSFER TAX
0014325
FP 103028

CITY OF CHICAGO
 MAY. 14. 08
 CITY TAX

 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000017549

REAL ESTATE TRANSFER TAX
0300825
FP 102812

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

Premises commonly known as 2648 W. Gunnison St., Unit 2648-2, Chicago, IL 60625

Property Index Number: 13-12-417-009-0000 (undivided)

Unit No. 2648-2, in Gunnison Parkview Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 12 in the Subdivision of the West 52 feet of Lot 46 and all of Lots 49, 52 and 55 of Sam Shackford's Bowmanville Subdivision of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, which plat of survey is attached as Exhibit "B" to the declaration for condominium ownership recorded July 18, 2007, as documents no. 0719215051, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Grantor also hereby grants to the Grantees, its successors and assignees, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as through the provisions of said Declaration were recited and stipulated at length herein.

SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of Closing;
- (2) the State of Illinois Condominium Property Act;
- (3) terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) public and utility easements including any easements established by or implied from the Declaration of Condominium
- (7) or amendments thereto;
- (8) installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium;
- (9) covenants, conditions, restrictions, building lines, encroachments and easements of record;
- (10) party wall rights and agreements.

The tenant of Unit 2648-2 has waived or has failed to exercise the option to purchase the subject unit.

MAIL TO:

Michael H. Wasserman
 (Name)
221 N. LaSalle #2043
 (Address)
Chicago IL 60621
 (Address, City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Eric Velasquez
 (Name)
2648 W. Gunnison #2
 (Address)
Chicago IL 60625
 (City, State and Zip)