

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED  
BY:  
MARTY DEROIN  
122 SOUTH MICHIGAN, SUITE 1800  
CHICAGO, IL. 60603



Doc#: 0817647059 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/24/2008 02:38 PM Pg: 1 of 5

4390447 1/2

GP (6/20)

ABOVE SP

## SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 18<sup>th</sup> day of June, 2008, between Eastgate Village One, L.L.C., a limited liability company 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 ("Grantor") and Robyn Cohen & Nicholas Lagina, ("Grantee") of 7011 Hialeah Lane, Parkland, FL., 33067, Husband and wife WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars as Tenants (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and by the sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, entirely ALIEN AND CONVEY unto the Grantee,

and to Grantee's heirs and assigns FOREVER, all 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.**

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, of Grantor, either in law or 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 Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration (as defined below), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

CITY OF CHICAGO

CITY TAX



JUN. 23. 08

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

7777000000 #

REAL ESTATE  
TRANSFER TAX

0427875

FP 103018

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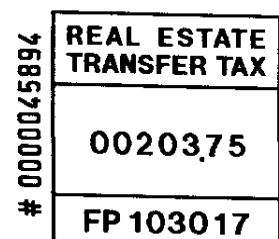
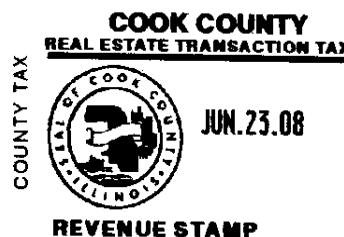
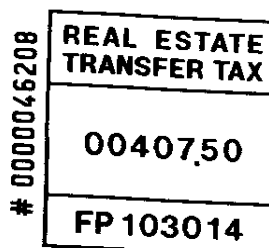
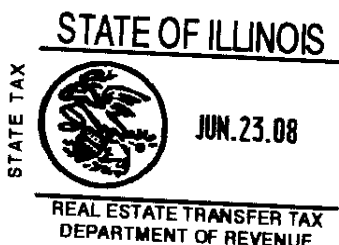
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) General real estate taxes not yet due and payable;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Encroachments, utility easements, covenants, conditions, restrictions, easements and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium;
- (d) The Declaration of Condominium Ownership for Eastgate Village Condominium, including all Exhibits thereto, as amended from time to time (the "Declaration");
- (e) The Illinois Condominium Property Act;
- (f) Applicable zoning and building laws and ordinances;
- (g) Roads and highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's mortgage, if any;
- (j) Plats of dedication and covenants thereof; and
- (k) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 17-27-129-005-0000 (Affects underlying land)

Address(es) of real estate: 350 East Finsbury Court, SC-2, Chicago, IL. 60616



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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

Eastgate Village <sup>One</sup> ~~Five~~, L.L.C., an Illinois limited liability company

By: *T. Mazola*  
Theodore C. Mazola  
Its: Managing Member

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Theodore C. Mazola as Manager of Eastgate Village <sup>One</sup> ~~Five~~, L.L.C, an Illinois limited liability company (the "Company") appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 18<sup>th</sup> day of June, 2008.

*Char'o Safford*  
Notary Public



MAIL TO:

Griffin & Gallagher, LLC  
10001 S. Roberts Rd.  
Palos Hills, IL 60465  
file 07-0332.  
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

Robyn & Nicholas Lagina  
~~7011 Hiaticah Lane~~ 350 E. Finsbury Ct.  
~~Parkland, FL 33067~~ Chicago, IL  
60616

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EXHIBIT A

See Attached.

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

ORDER NO.: 1301 - 004390447  
ESCROW NO.: 1301 - 004390447

1

STREET ADDRESS: 350 EAST FINSBURY COURT # SC-2  
CITY: CHICAGO ZIP CODE: 60616 COUNTY: COOK  
TAX NUMBER: 17-27-129-~~004~~-0000  
005

Property of Cook County Clerk's Office

Exhibit "A"

**LEGAL DESCRIPTION:**

UNIT SC-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EASTGATE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0722222004, AND AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.