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08182330150

8437742/28037346 BML 82
SPECIAL WARRANTY DEED

Doc#: 0818233015 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/30/2008 08:20 AM Pg: 1 of 3

THIS INDENTURE, made this 19th day of June, 2008, between **RSD GALEWOOD, LLC**, an Illinois 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 ~~Jeanette Torres and Roy F. Torres, wife and husband, as joint tenants, not as tenants in common and not as tenants by the entirety~~ (together as "**Grantee**"), whose address is 5648 N. Meade Ave., Chicago, IL 60646

This space reserved for Recorder's use only.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof, commonly known as: **1842 N. Laramie Ave., Unit B, Chicago, Illinois 60639**

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on **Exhibit A** attached hereto.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:
Scott A. Weisenberg, Esq.
Red Seal Development Corp.
425 Huehl Road, Building 18
Northbrook, IL 60062

RSD GALEWOOD, LLC, an Illinois limited liability company
By: **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation,
its sole manager

By:
Scott A. Weisenberg, General Counsel

CIT Commitment # 1409 008437742

BOX 333-CT1

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STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Scott A. Weisenberg, personally known to me to be the General Counsel of **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation and the sole Manager of **RSD GALEWOOD, LLC** and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 19th day of June, 2008.

Kathleen McMahon-Ortiz
"OFFICIAL SEAL" Notary Public
Kathleen McMahon-Ortiz
Notary Public, State of Illinois
My Commission Exp. 12/29/2009

SEND RECORDED DEED TO and SEND SUBSEQUENT TAX BILLS TO:

~~Janette Torres and Roy F. Torres~~
~~1842 N. Laramie Ave., Unit A~~
~~Chicago, Illinois 60639~~
BRENNAN LAW OFFICES
155 N. MICHIGAN
SUITE 700
CHICAGO IL 60601

ROY F. TORRES
1842 N. LARAMIE
UNIT B
CHICAGO IL 60639

CITY OF CHICAGO
CITY TAX
JUN. 25. 08
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0234150
FP 103033
000001549

STATE OF ILLINOIS



JUN. 25. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000079955

REAL ESTATE TRANSFER TAX
0022300
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
JUN. 25. 08
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0011150
FP 103034
000005038

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EXHIBIT A

PARCEL 1:

UNITS **B** AND **P-2** IN THE ENCLAVE AT GALEWOOD CROSSINGS LOT 9 CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 9 IN GALEWOOD RESIDENTIAL SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 40 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 AS DOCUMENT NUMBER 0817022061; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN, ON, OVER, UPON, THROUGH AND ACROSS THOSE PORTIONS OF LOT 169 IMPROVED AS ROADWAY.

STREET ADDRESS: 1842 N. Laramie Ave., Unit B, Chicago, Illinois

P.I.N.: 13-33-300-024

SUBJECT TO:

(1) GENERAL AND SPECIAL REAL ESTATE TAXES AND ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE ACTS OF GRANTEE AND OF THOSE CLAIMING BY, THROUGH OR UNDER GRANTEE; (3) COVENANT MADE BY RSD GALEWOOD, LLC RECORDED MARCH 8, 2007 AS DOCUMENT 0706739002; (4) MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ENCLAVE AT GALEWOOD CROSSINGS MADE BY RSD GALEWOOD, LLC RECORDED DECEMBER 10, 2007 AS DOCUMENT NUMBER 0734434123; (5) DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ENCLAVE OF GALEWOOD CROSSINGS LOT 9 CONDOMINIUM ASSOCIATION RECORDED ON JUNE 18, 2008 AS DOCUMENT NUMBER 0817022061; (6) TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS CONTAINED IN THE GALEWOOD RESIDENTIAL PLAT OF SUBDIVISION RECORDED MARCH 29, 2007 AS DOCUMENT NO. 0708815072; (7) NO FURTHER REMEDIATION LETTER RECORDED FEBRUARY 27, 2008 AS DOCUMENT NUMBER 0805834016; (8) AGREEMENT FOR A PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT FOR ROADWAY PURPOSES AND ACCESS TO THE RIGHT OF WAY MADE BY RSD GALEWOOD, LLC AND THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY RECORDED NOVEMBER 7, 2007 AS DOCUMENT NUMBER 0731122072; (9) NON-EXCLUSIVE, PERPETUAL EMERGENCY EASEMENT FOR VEHICULAR INGRESS AND EGRESS, MADE BY RSD GALEWOOD AND KERASOTES SHOWPLACE THEATRES, LLC RECORDED NOVEMBER 7, 2007 AS DOCUMENT NUMBER 0731133104; (10) (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED ON MARCH 17, 2008 AS DOCUMENT NUMBER 0807716030 AS AMENDED FROM TIME TO TIME (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT.