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SPECIAL WARRANTY DEED

Doc#: 0819133095 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/09/2008 10:30 AM Pg: 1 of 4

Prepared By:
Jason Erlich
Kluever & Platt, LLC
65 E. Wacker Place, Suite 2300
Chicago, IL 60601

FIRST AMERICAN

File # 180543 / of 3

THIS INDENTURE, made this 6th day of June, 2008 between **3823 ASHLAND DEVELOPMENT CORPORATION**, an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and John Munzer, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged and pursuant to authority of the Vice-President of party of the first part, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the City of Chicago, County of Cook and State Illinois and legally described on Exhibit A attached hereto and made a part hereof.

Common Address of Property: Condominium Unit No. 405 and Parking Space P-17
3823 N. Ashland, Chicago, Illinois 60613


Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right title, interest, claim or demand whatsoever of the party of the first part, 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, forever.


And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and its successors and assigns, that during the period that the party of the first part has owned title to the Premises, 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 due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Illinois Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Declaration and Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, which do not affect the use of the Unit as a private residence; (i) utility easements, if any whether recorded or unrecorded; (j) installments due after Closing for regular assessments levied pursuant to the Declaration; (k) rights easements, covenants, conditions, restrictions and reservations contained in the Condominium Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein; and (l) matters over which the title company has agreed to insure.

The party of the first part also hereby grants to the party of the second part, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, and the party of the first part 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.


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CITY OF CHICAGO
 CITY TAX

 JUL.-1.08
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000000133
**REAL ESTATE
 TRANSFER TAX**
 03969.00
 FP 102812

STATE OF ILLINOIS
 STATE TAX

 JUL.-1.08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000053790
**REAL ESTATE
 TRANSFER TAX**
 00378.00
 FP 103027

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 JUL.-1.08
 REVENUE STAMP

0000053996
**REAL ESTATE
 TRANSFER TAX**
 00189.00
 FP 103028

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized Agent, the day and year first written above.

**3823 Ashland Development Corporation,
an Illinois corporation**

By: *Grand J. Hefernan*
Its Authorized Signatory

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that *Grand Hefernan* personally known to me a *Vice-President* of 3823 Ashland Development Corporation, an Illinois corporation, and 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 acknowledged that in capacity, he signed and delivered the said instrument, pursuant to the authority given by the By-Laws of said corporation as his free and voluntary act, and as the free and voluntary act of said company for the uses and purposes therein set forth.

Eileen Kelly
NOTARY PUBLIC

This instrument was prepared by:
Jason B. Erlich
Kluever & Platt, L.L.C.
65 E. Wacker Place, Suite 2300
Chicago, Illinois 60601



Send Subsequent Tax Bills to:

John Munger
3823 N. Ashland # 405
Chicago, IL 60613

After Recording Return to:

John Sherry
150 N. Wacker # 2020
Chicago, IL 60606

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit 405 and P-17, in the 3823 North Ashland Condominium, as delineated on a plat of survey of the following described tract of land: Lots 17 and 18 in Block 6 in Lake View High School Subdivision, a subdivision of the northwest quarter of the northwest quarter of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, (except that part of said lots lying within the west 50 feet of Section 20 aforesaid taken for widening of Ashland Avenue), which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded November 28, 2007, as document 0733222072, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index #'s: 14-20-105-014-0000 Vol. 483 and 14-20-105-015-0000 Vol. 483

Property Address: 3823 N. Ashland, #405 And P-17, Chicago, Illinois 60613

grantor also hereby grants to the grantee, its successors and assigns, 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 though the provisions of said declaration were recited and stipulated at length herein.'

mortgagor also hereby grants to the mortgagee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said land set forth in the declaration of condominium. This mortgage 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.'