# UNOFFICIAL

Cook County Recorder of Deeds Date: 07/23/2008 01:14 PM Pg: 1 of 4

Doc#: 0610347184 Fee: \$30.00

Eugene "Gena" Moore RHSP Fee:\$10.00

Date: 04/13/2006 02:44 PM Pg: 1 of 4

Cook County Recorder of Deeds

Eugene "Gene" Moore

Doc#: 0820547198 Fee: \$42.00

4365218- 123

4365218 13

**SPECIAL WARRANTY DEED** Statutory (ILLINOIS) GIT

THIS AGREEMENT, made this 28th day of March, 2006 between LOGAN VIEW, LLC, a limited liability company, duly authorized to transact business in the State of Illinois, party of the first part, and

Lydia Whitworth, divorced and not since remarried. of 1250 North Lasalla, #292, Chicago, Illinois 60610

party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum

of TEN AND NO/100 (\$10.00) and other good and

of TEN AND NO/100 (\$10.00) and other good and Aroperty a DO rect valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to is heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit: SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments an 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 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, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, rromise and agree, to and with the party of the second part, its 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 reciter; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to: SEE ATTACHED EXHIBIT "B"

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and assements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Logan View condominium, and Grantor reserves to itself, its successors and assigns, the rights and easer lent; 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.

Permanent Real Estate Index Number(s): Part of 13-36-100-009, 13-36-100-015, 13-36-100-025, and 13-36-100-027

Address of Real Estate: 3125 West Fullerton, Unit 207, Parking Space B-11, Chicago, IL 60647

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Vice President, this day of March , 2006.

LOGAN VIEW, LLC, an Illinois limited liability company

Name:

Order: [QuickView] Doc: 0610347184~17031

Page 1 of 4

Created By: abartlet Printed: 7/22/2008 2:49:29 PM CST

0820547198 Page: 2 of 4

## **UNOFFICIA**

0610347184 Page: 2 of 4

STATE OF ILLNOIS	)
COUNTY OF COOK	) ss

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Carlos Vazquez, the Manager, personally known to me to be of Logan View, LLC appeared, before me this day in person and Serverally acknowledged that as such Member, he signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth

> NÖTARIAL SEA HER:

Given under in DENISE C. KRUTZLER Notary Public - State of Illinois

My Commission Expires August 13

This instrument was prepared by Gary L. Plotnick

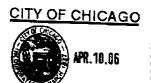
Schain, Burney, Ross, & Citron LTD 222 North LaSalle Street, Suite 1920 Chicago, Illinois 60601

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Crissy Conway <del>472</del>9 N. MAPLEWOOD AVE 1420 Ranaissance Park Ridge, Illinois 6000 HICAGO, 11 60625

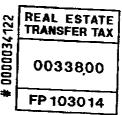
Lydia Whitworth 3125 West Fullerton, Unit 207 Chicago, Illinois 60647



HEAL ESTATE THANSACTION TAX DEPARTMENT OF REVENUE











0820547198 Page: 3 of 4

# UNOFFICIAL COPY

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

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1

STREET ADDRESS: 3125 WEST FULLERTON UNIT #207

CITY: CHICAGO ZIP CODE: 60647

TAX NUMBER: 13-36-100-009-0000

COUNTY: COOK

STREET ADDRESS: 3

CITY: CHICAGO ZIP CODE: 60647

COUNTY: COOK

TAX NUMBER: 13-36-100-015-0000

STREET ADDRESS: 3111 35 UPG

CITY: CHICAGO ZIP CODE: 60647 COUNTY: COOK

TAX NUMBER: 13-36-100-025-0000

STREET ADDRESS: 31

CITY: CHICAGO ZIP CODE: 60647 COUNTY: COOK

TAX NUMBER: 13-36-101-027-0000

## **LEGAL DESCRIPTION:**

PARCEL 1: UNIT 207 TOGETHER WITH ITS UNDI VIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LOGAN VIEW CONDOMINIUM AS D'ELITIEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0606331075, IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. B-11, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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0820547198 Page: 4 of 4

## **UNOFFICIAL COPY**

0610347184 Page: 4 of 4

#### **EXHIBIT "B"**

### SUBJECT TO:

- General Real Estate taxes not yet due and payable.
- Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
- 3. Applicable 7 ining and building laws or ordinances.
- 4. Declaration Or Covenants, Conditions, Restrictions and Easements of Logan View Condominium including any and all amendments and exhibits thereto.
- 5. The Condominium Property Act of Illinois.
- 6. Easements, air rights, cover.ants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
- 7. Leases, licenses, and encroachments and agreements affecting the Common Elements or the Limited Common Elements (as defined in the Declaration).
- 8. Acts done or suffered by Buyer or anyone claiming by, through, or under Buyer.
- Schedule B exceptions listed in Greater Illinois Title Company Commitment Number 4365218.
- 10. Declaration of Covenants, Conditions, Restrictions and Easements relating to the Commercial Property.

Order: 4365218 Doc: 0610347184

Page 4 of 4

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