

UNOFFICIAL COPY



Doc#: 0821411220 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/01/2008 12:46 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

Statutory (ILLINOIS)

571234

This instrument was prepared
by: John Salgado
John Salgado & Associates
347 Walnut Ridge Court
Frankfort, Illinois 60423

KNOW ALL MEN BY These Presents, that **EQUITYNETWORK.COM, INC., formerly known as, EQUITY INVESTMENTS II, INC.,** an Illinois Corporation, (the "Grantor"), for and in consideration of the sum of ten (\$10.00) dollars in cash and other good and valuable consideration, in hand paid, by **HECTOR ANSONG, (The "Grantee")** of 1352 SOUTH FAIRFIELD, UNIT 3, CHICAGO, ILLINOIS 60624 To Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAIN, SOLD, AND CONVEYED and by these presents, does GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1352 SOUTH FAIRFIELD CONDOMINIUM ASSOCIATION, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0821110037, IN THE WEST 1 / 2 OF THE NORTHEAST 1 / 4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3. A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0821110037

Commonly known as 1352 SOUTH FAIRFIELD , Unit 3, Chicago, Illinois 60624

Permanent Index Number 16-24-206-069--0000 underlying

SUBJECT TO: Real estate taxes not yet due and payable; the Act and Code; the Condominium Documents, including all amendments and exhibits thereto; zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations of record; utility easements of record; party wall agreements and/or declarations of easements, restrictions and covenants for the Development; acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; leases and licenses affecting the Common Elements; special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; roads and highways, if any; Purchaser's mortgage, and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

(The "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the

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STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 626
Chicago, IL 60602
312-849-4243

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for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (I) the Permitted Encumbrances and (II) general real estate taxes not yet due and payable.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, 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, AFORESAID, 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.

THERE WERE NO TENANTS AT THE ABOVE DESCRIBED REAL ESTATE, AS THIS REAL ESTATE WAS NEW CONSTRUCTION.

DATED this 28 day of JULY 2008

PLEASE
PRINT OR
TYPE NAMES(S)
BELOW
SIGNATURE(S)

EQUITYNETWORK.COM,
INC., formerly known as,
EQUITY INVESTMENTS II,
INC., an Illinois Corporation

Selena Fung

By: SELENA FUNG
Its: President

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

JUL 30 08

REVENUE STAMP

0000064701

REAL ESTATE TRANSFER TAX
00137.50
FP 102810

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS

JUL. 30. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007959

REAL ESTATE TRANSFER TAX
00275.00
FP 102804

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

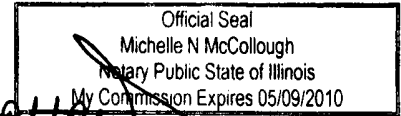
State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY that

SELENA FUNG, President of EQUITYNETWORK.COM, INC., formerly known as, EQUITY INVESTMENTS II, INC., an Illinois Corporation

personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth as President of EQUITYNETWORK.COM, INC., formerly known as, EQUITY INVESTMENTS II, INC..

Given under my hand and official seal, this 28 day of JULY 2008



Commission expires

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Michelle N. McCollough
 Notary Public

send subsequent bills to:

HECTOR ANSONG
 1352 SOUTH FAIRFIELD, Unit 3,
 CHICAGO, ILLINOIS 60624

HECTOR ANSONG
 1352 SOUTH FAIRFIELD, UNIT 3,
 CHICAGO, ILLINOIS 60624

CITY TAX

CITY OF CHICAGO

JUL. 28. 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000026411

REAL ESTATE TRANSFER TAX
02166.00
FP 102807

CITY TAX

CITY OF CHICAGO

JUL. 30. 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000026422

REAL ESTATE TRANSFER TAX
00721.50
FP 102807