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SPECIAL WARRANTY DEED
ILLINOIS

Doc#: 0822042027 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/07/2008 09:33 AM Pg: 1 of 3

UPON RECORDING MAIL TO:

Howard J. Weiss
Ziering & Weiss, P.C.
1416 Techny Road
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Pierre Mauboussin and Jolanta
2 South Leavitt, Unit 407
Chicago, IL 60612

The grantor, **TWO SOUTH LEAVITT LLC**, an Illinois limited liability company ("Grantor"), of 900 West Jackson Boulevard, Suite 3W, Chicago, IL 60607, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **PIERRE B. MAUBOUSSIN** and **JOLANTA JASKOLOWSKA**, ("Grantees") as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY forever, of Two South Leavitt, Unit 208, Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

SEE ATTACHED EXHIBIT A

and covenants 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: the Illinois Condominium Property Act; the Declaration of Condominium and all amendments thereto (referenced in Exhibit A); applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Grantees or anyone claiming by, through or under Grantees; covenants, conditions and restrictions of record; and, general real estate taxes for the year 2007 and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

Grantor also hereby grants to the Grantees, 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 of Condominium 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY forever.

WP8377933
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JMK CTIC
waiver

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Box 324

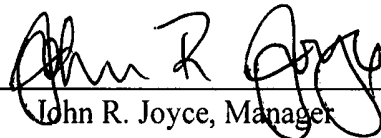
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The Tenant of Unit 407 had no right of first refusal.

Permanent Real Estate Index Number: 17-18-101-013-0000 and 17-18-101-014-0000
Address of real estate: 2 South Leavitt, Unit 407, Chicago, IL 60612

Dated this 28th day of July, 2008.

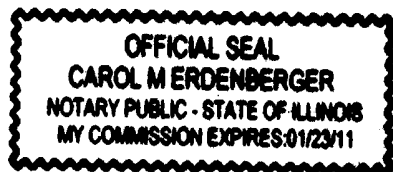
Two South Leavitt LLC, an Illinois limited liability company

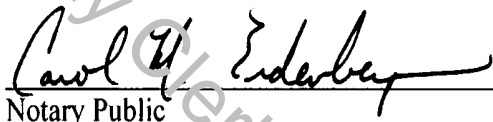
By: 
John R. Joyce, Manager

State of Illinois)
)SS
County of Cook)

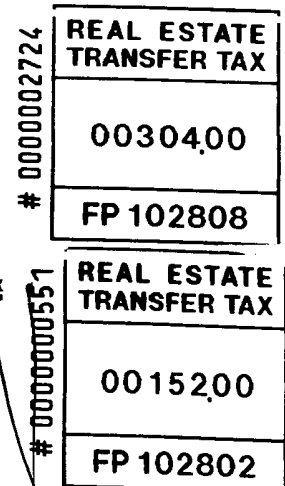
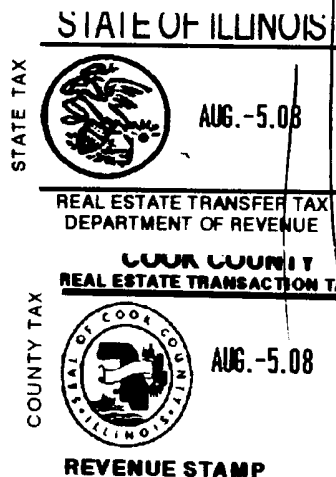
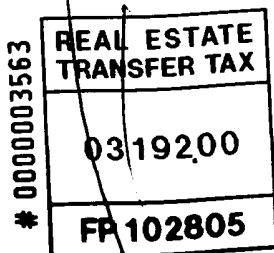
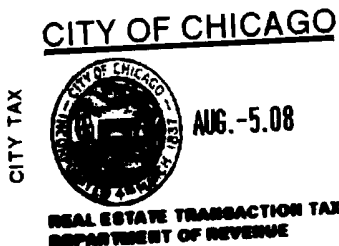
I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John R. Joyce, Manager of Two South Leavitt LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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




Notary Public

This instrument prepared by: John R. Joyce
JTTR Law Group LLC
900 West Jackson Boulevard
Suite 3W
Chicago, Ill



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EXHIBIT A

LEGAL DESCRIPTION

UNIT 407 IN THE TWO SOUTH LEAVITT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1 TO 5 AND THE EAST 7.7 FEET OF LOT 6 IN WILSON'S SUBDIVISION OF THE EAST 231-2/10 FEET OF THE NORTH 664.00 FEET OF LOT 10 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0703915105 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR INGRESS, EGRESS, USE, SUPPORT AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENTS, RECORDED AS DOCUMENT NUMBER 0703915104.

P.I.N.: 17-18-101-013-0000 and 17-18-101-014-0000

Commonly known as: 2 South Leavitt, Unit 407, Chicago, Illinois 60612