

UNOFFICIAL COPY

This Instrument Prepared by:
Brian Cohen, Esq.
DLA Piper US LLP
203 North LaSalle Street
Suite 1900
Chicago, Illinois 60601-1293



Doc#: 0822833045 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/15/2008 09:42 AM Pg: 1 of 5

After Recording Return to:
Keith E. Davis, Esq.
1525 E. 53rd Street, Suite 628
Chicago, Illinois 60615

Send Subsequent Tax Bills to:
Richard S. Amoah
Ama-Dapa S. Gyabin
Unit 626-601 & P-141
626 East Woodland Park Avenue
Chicago, Illinois 60616

SPECIAL WARRANTY DEED

This Indenture is made as of July 24, 2008 between **WOODLAND PARK ASSOCIATES LLC**, an Illinois limited liability company ("Grantor"), whose address is c/o U.S. Equities Realty, 20 North Michigan Avenue, Chicago, Illinois 60602, and **Richard S. Amoah and Ama-Dapa S. Gyabin** as joint tenants with the right of survivorship ("Grantee"), whose address is 626 East Woodland Park, #601, Chicago, IL 60616;

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT A ATTACHED HERETO

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property 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 the Declaration were recited and stipulated at length herein.

01050665-
MAIL TO
10/23/08

5hC

UNOFFICIAL COPY

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

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

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

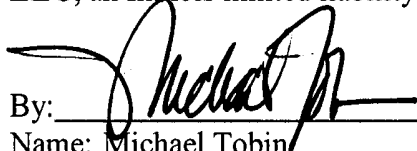
The tenant, if any, at the Unit either waived or failed to exercise the option to purchase the Unit or had no option to purchase the Unit, or the Tenant is the Purchaser of the Unit.

signature page attached hereto

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

**WOODLAND PARK ASSOCIATES
LLC, an Illinois limited liability company**

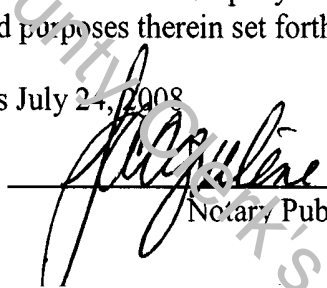
By: 
Name: Michael Tobin
Title: Authorized Person

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Jacqueline Cintron a Notary Public in and for the County and State aforesaid, do hereby certify that Michael Tobin, an Authorized Person of Woodland Park Associates LLC an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Person, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act and the free and voluntary act of such company in its capacity as an Authorized Person of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this July 24, 2008



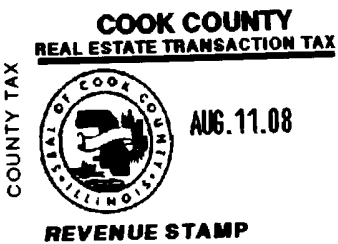

Notary Public

My Commission Expires:

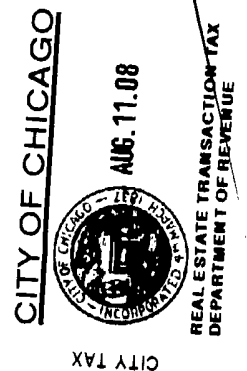
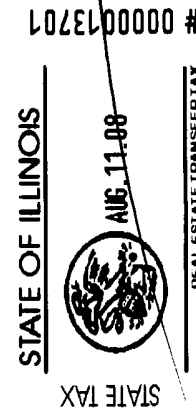
2-1-2009

REAL ESTATE TRANSFER TAX	0021050	FP 326703
--------------------------	---------	-----------

REAL ESTATE TRANSFER TAX	0221025	FP 326675
--------------------------	---------	-----------



# 0000011559	REAL ESTATE TRANSFER TAX
0010525	
FP 326657	



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Unit(s) 626-601 & P-141 in The Woodlands of Bronzeville Condominium as delineated and defined on the Plat of Survey of the following described parcels of real estate:

Lot 2, the alley lying East of and adjoining Lot 2, Lots 3, 4, 5, 6, 7, 8, 9 and 10 in South tier of Oakenwald Subdivision of part of the South 1/2 of the Northeast fractional 1/4 of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Also,

Lots 15 and 16, the alley lying East of and adjoining said Lots 15 and 16, Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, and the alley lying East of and adjoining said Lot 25, and also Lots 26, 27 and 28 in the middle tier of Oakenwald Subdivision, being a Subdivision of part of the Northeast fractional 1/4 of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

And is attached as Exhibit A to the Declaration of Condominium recorded June 30, 2006 as document number 0618117037, as amended from time to time, together with such unit's undivided percentage interest in the common elements.

Parcel 2:

Rights of owner(s) of and appurtenant to Parcels 1 and 2 to the use and enjoyment of Woodland Park, in Oakenwald Subdivision, being a subdivision of part of the Northeast fractional 1/4 of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, as provided in Plat of Oakenwald Subdivision aforesaid recorded July 9, 1855 as Document Number 61055, in Cook County, Illinois.

Commonly known as Unit(s) 626-601 & P-141 (the "Unit"), The Woodlands of Bronzeville Condominium, 626 East Woodland Park Avenue, Chicago, Illinois 60616

PIN: Part of 17-34-219-143 (Unit 626-601); 17-34-219-144-1139 (P-141)

UNOFFICIAL COPY

EXHIBIT B

PERMITTED ENCUMBRANCES

- (1) General real estate taxes not due and payable at the time of closing;
- (2) The Illinois Condominium Property Act;
- (3) The Condominium Declaration, including the Plat and all other amendments and exhibits thereto;
- (4) Applicable zoning and building laws and ordinances and other ordinances of record;
- (5) Encroachments, if any;
- (6) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (7) Utility easements, if any, whether recorded or unrecorded;
- (8) Leases and licenses affecting the Common Elements;
- (9) Covenants, conditions, restrictions, easements and agreements of record; and
- (10) Liens and other matters of title over which Near North National Title LLC is willing to insure at Grantor's expense.